

# ***THE RESIDENCES AT STONE RIDGE – PHASE II***

Milford, MA

June, 5 2020



## **Comprehensive Permit Application to Town of Milford Zoning Board of Appeals**

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Submitted by:



200 Summit Drive | Burlington, MA 01803

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### **Project Team**

Architect:	<i>Cube 3 Studio</i>
Engineer:	<i>SMMA</i>
Landscape Architect:	<i>SMMA</i>
Traffic Engineer	<i>TEC</i>

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## TABLE OF CONTENTS

(i)	Background / Project Summary
(ii)	Applicant
(a)	Preliminary site development plans per 760 CMR 56.05 (2) (a)
(b)	Existing Conditions Report per 760 CMR 56.05 (2) (b)
(c)	Preliminary scaled architectural drawings per 760 CMR 56.05 (2) (c)
(d)	Tabulation of proposed buildings by type, size, etc. per 760 CMR 56.05 (2) (d)
(e)	Preliminary subdivision plan per 760 CMR 56.05 (2) (e)
(f)	Preliminary site utilities plan per 760 CMR 56.05 (2) (f)
(g)	Project Eligibility Letter per 760 CMR 56.05 (2) (g)
(h)	List of requested exceptions to local requirements and regulations, including local codes, ordinances, by-laws, and regulations per 760 CMR 56.05 (2) (h)
(i)	Documents showing that the applicant fulfills the jurisdictional requirements of 760 CMR 56.04
(j)	Traffic Report
(k)	Project Impacts (Water, Sewer, Stormwater, Utilities, Historical/Cultural)
(l)	Notification of application to MassHousing and DHCD
(m)	Demonstration of local housing need
(n)	Filings with other boards
(o)	Project Phasing
(p)	Abutter List





(i) *Background / Project Summary*

The Residences at Stone Ridge **PHASE II** (the “Project”) represents the next phase in the development of Stone Ridge Center. Originally approved in 2008 as a 625,000 square foot traditional suburban office park, the subject 80 acre site has been re-adapted to a mix of residential and commercial uses reflecting the need for multifamily / affordable housing and current market demands.

Stone Ridge Center is bounded by woodlands owned by the Town of Milford to the northeast, Cedar Street (Rt. 85) to the east, and Interstate 495 to the south and west. The overall site is currently improved with a 63,000 SF Restaurant Depot facility near the site entrance along Cedar Street and will also contain (once constructed) a 242-unit 40B residential project previously permitted by the Applicant.

The subject Project site will consist of approximately 17.25 acres located near the center of the approximately 80 acre site. It will be bounded by the phase I residential project to the east, I-495 to the south, undeveloped Stone Ridge Center land to the west, and conservation land to the north.

The proposed Project will consist of approximately 296 residential units, along with first class amenities including a clubhouse with media/game room, fitness center, package receiving room, and leasing office. Outdoor amenities will include a pool, stone patios with outdoor seating, and covered parking garages. The residential units will be housed in two buildings clustered around a vegetated green space. There are approximately 29 acres of conservation land in the overall Stone Ridge site, much of which abuts the subject Phase II residential site, thereby providing a natural buffer and wooded view for the residents of the Project. The Project will also benefit from its close proximity to the Upper Charles bike path, which bisects the site near the entrance with Cedar Street. The Applicant constructed the bike path crossing as part of its earlier site improvements.

The Project will be accessed from the existing roadway (Deer Street), that was recently constructed by the Applicant. Deer Street is improved with underground utilities (Sewer and water) and serves all of the various developments at the Stone Ridge Center site. The existing developments at Stone Ridge are served by the Milford Water Company and Milford public sewer and it is expected that the Project will also be serviced by the same.

For additional detail on the Stone Ridge permitting history, and the proposed project including impacts, see the attached Technical Report by SMMA dated March 13, 2018.



(ii) *Applicant*

The within application is filed by The Gutierrez Company (Applicant), a Delaware Corporation with a principal address of 200 Summit Drive, Burlington, MA 01803. A copy of the Applicant's certificate of incorporation is attached.

# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "THE GUTIERREZ COMPANY" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF INCORPORATION, FILED THE THIRD DAY OF JANUARY, A.D. 1978, AT 10 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID CORPORATION, "THE GUTIERREZ COMPANY".



  
Jeffrey W. Bullock, Secretary of State

847946 8100H  
SR# 20177338617

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

Authentication: 203668487  
Date: 12-01-17

**CERTIFICATE OF INCORPORATION**  
**OF**  
**THE GUTIERREZ COMPANY**

1. The name of the corporation is The Gutierrez Company.
2. The address of its registered office in the State of Delaware is 100 West Tenth Street, in the City of Wilmington, County of New Castle. The name of its registered agent at such address is The Corporation Trust Company.
3. The nature of the business or purposes to be conducted or promoted is:
  - (a) to directly, or through ownership of shares in any corporation, engage generally in the real estate business, including without limitation, to purchase, lease, exchange or otherwise acquire real estate and property, either improved or unimproved, and any interest therein; to own, hold, control, maintain, manage, and develop the same; to erect, construct, maintain, improve, rebuild, enlarge, alter, manage, operate all kinds of buildings and other improvements on any lands owned, held or leased by the corporation, or upon any other lands; to lease or sublet space in such building or buildings, and to sell, lease, sublet, mortgage, create a security interest in, exchange, assign, transfer, convey, pledge, or otherwise alienate or dispose of any such real estate and property and any interest therein;
  - (b) to transact a general real estate agency and brokerage business, buying, selling and dealing in real estate and real property and any interest therein, on commission or otherwise, and renting and managing real estate; and to act as agent, receiver or attorney-in-fact for any persons or corporations in buying, selling, holding and dealing in real estate and any interest therein and choses in action secured thereby and other personal property collateral thereto, and in supervising, managing and protecting such property and any interest therein and claims affecting same; and
  - (c) in general to possess and exercise all powers and privileges granted and to engage in all activities authorized by the General Corporation Law of Delaware or by any other law of Delaware.
4. The total number of shares of stock which the corporation shall have authority to issue is five thousand (5,000) shares of

00002

common stock and the par value of each of such shares is Twenty Dollars (\$20.00), amounting in the aggregate to One Hundred Thousand Dollars (\$100,000.00).

5. The name and mailing address of each incorporator is as follows:

<u>Name</u>	<u>Address</u>
David D. Horn	One Sun Life Executive Park Wellesley Hills, Mass. 02181
Bonnie S. Angus	One Sun Life Executive Park Wellesley Hills, Mass. 02181

6. The corporation is to have perpetual existence.

7. Meetings of stockholders may be held within or without the State of Delaware, as the by-laws provide. The books of the corporation may be kept (subject to any provision contained in the statutes) outside the State of Delaware, at such place or places as may be designated from time to time by the board of directors or in the by-laws of the corporation. Election of directors need not be by written ballot unless the by-laws of the corporation shall so provide.

8. The corporation may amend, alter, change or repeal any provision contained in this certificate of incorporation, in the manner now or hereafter prescribed by statute.

WE, THE UNDERSIGNED, being each of the incorporators hereinbefore named, for the purpose of forming a corporation pursuant to the General Corporation Law of the State of Delaware, do make this certificate, hereby declaring and certifying that this is our act and deed and the facts herein stated are true, and accordingly have hereunto set our hand this 28th day of December, 1977.

Bonnie S. Angus  
Bonnie S. Angus

David D. Horn  
David D. Horn

00003

Commonwealth of Massachusetts) ss.  
County of Norfolk

BE IT REMEMBERED that on this 28th day of December, 1977, personally came before me, a Notary Public for the Commonwealth of Massachusetts, David D. Horn and Bonnie S. Angus, all of the parties to the foregoing certificate of incorporation, known to me personally to be such, and severally acknowledged the said certificate to be the act and deed of the signers, respectively, and that the facts stated therein are true.

GIVEN under my hand and seal of office the day and year aforesaid.

  
My Commission expires  
November 14, 1980

00004



- (a) *Preliminary site development plans showing the locations and outlines of the proposed buildings; the proposed locations, general dimensions and materials for streets, drives, parking areas, walks and paved areas; and proposed landscaping improvements and open areas within the site. All projects of five or more units must have site development plans prepared by a registered architect or engineer.*

Please see:

- 1) Civil engineering plans submitted for this project prepared by SMMA dated March 13, 2020; and
- 2) the “Technical Report – The Residences at Stone Ridge – Phase II Comprehensive Permit Application, Milford, MA” of same date also prepared by SMMA.



- (b) *A report on existing site conditions and a summary of conditions in the surrounding areas, showing the location and nature of existing buildings, existing street elevations, traffic patterns, and character of open areas, if any, in the neighborhood. This submission may be combined with that required in (a) above.*

Please see:

- 1) Civil engineering plans submitted for this project prepared by SMMA dated March 13, 2020;
- 2) the “Technical Report – The Residences at Stone Ridge – Phase II Comprehensive Permit Application, Milford, MA” of same date also prepared by SMMA.
- 3) Site Eligibility Approval Application section 2.3 (Site Context Photographs) filed previously with the Town of Milford





- (c) *Preliminary scaled architectural drawings. For each building, the drawings shall be prepared by a registered architect, and shall include typical floor plans, and typical elevations, and shall identify construction type and exterior finishes.*

Please see

- 1) Architectural drawings and plans for this project prepared by Cube 3 architects dated March 13, 2020.
- 2) Site plan rendering by SMMA dated March 13, 2020



- (d) *A tabulation of proposed buildings by type, size (number of bedrooms, floor area) and ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, by parking and other paved areas, and by open areas and by open areas.*

Please see:

- 1) the tables on the architectural drawings prepared by Cube 3 architects dated March 13, 2020;
- 2) Sheet C-121 (Layout and Materials Plan) prepared by SMMA dated March 13, 2020.
- 3) the “Technical Report – The Residences at Stone Ridge - Phase II Comprehensive Permit Application Milford, MA” of same date by SMMA, Section 3 - Zoning.



(e) *Preliminary Subdivision Plan*

Please see sheet C-001 by SMMA dated March 13, 2020 and Figure 5 of the “Technical Report – The Residences at Stone Ridge – Phase II Comprehensive Permit Application Milford, MA” of same date also prepared by SMMA.

The remaining developable site at Stone Ridge currently consists of two contiguous lots: 3A and 4A. (See attached exhibit for existing lot plan and recording information). The Applicant proposes to reconfigure the existing lot lines to accommodate the new site design as follows:

- Proposed Lot 3A: +/-17.25 acres and will contain the subject 296 unit apartment Project; and
- Proposed Lot 4A: +/- 25.22 acres of land for future development.

The Applicant shall prepare an Approval Not Required (ANR) Plan for endorsement by the ZBA to create the separate lot that will constitute the Project Site and the ZBA shall endorse the same.

Please note that the Project’s calculations of open space, compliance with setbacks, building lot coverage area, and other similar calculations are tabulated based on the proposed subdivision of the Project Lot as outlined above and as shown in the aforementioned plan and Technical report by SMMA.

RESERVED FOR REGISTRY USE ONLY

- 1) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHS, INC. IN JANUARY, 2007 AND FROM DEEDS AND PLANS OF RECORD.
- 2) THE PURPOSE OF THIS PLAN IS TO RECONFIGURE EXISTING LOT 2A, LOT 3 AND LOT 4, INTO PROPOSED LOT 2B, LOT 3A AND LOT 4A.

CEDAR STREET REALTY TRUST  
MAP 14 LOT 4 (LOT 4)  
MAP 14 LOT 3A (LOT 3)  
MAP 15 LOT 4B (LOT 2A)

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

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Midford Town Planner

DATE: 3-5-19

PREPARED FOR: CEDAR STREET REALTY TRUST

Engineers | Scientists | Planners | Designers  
101 Walnut Street, P.O. Box 9151  
Watertown, MA 02471-9151  
(617) 924-1770

SCALE: 1 INCH = 120 FEET



- (f) *A preliminary utilities plan showing the proposed location and types of sewage, drainage, water facilities, including hydrants, electrical natural gas, and telecom services.*

Please see:

- 1) Civil engineering plans submitted for this project prepared by SMMA dated March 13, 2020; and
- 2) the “Technical Report – The Residences at Stone Ridge - Phase II Comprehensive Permit Application Milford, MA” of same date by SMMA.



- (g) *A copy of any Project Eligibility (Site Approval) letter that the Applicant has obtained from any state or federal housing subsidizing agency showing that Applicant fulfills the requirements of 760 CMR 56.04(1).*

Please see attached copy of the Project Eligibility (Site Approval) letter from MassHousing.



Massachusetts Housing Finance Agency  
One Beacon Street, Boston, MA 02108

Tel: 617.854.1000  
Fax: 617.854.1091 | [www.masshousing.com](http://www.masshousing.com)  
Videophone: 857.366.4157 or Relay: 711

March 30, 2020

The Gutierrez Company  
200 Summit Drive, Suite 400  
Burlington, MA 01803  
Attention: Israel Lopez

**Re: The Residences at Stone Ridge II  
Project Eligibility/Site Approval  
MassHousing ID No. 1066**

Dear Mr. Lopez:

This letter is in response to your application as “Applicant” for a determination of Project Eligibility (“Site Approval”) pursuant to Massachusetts General Laws Chapter 40B (“Chapter 40B”), 760 CMR 56.00 (the “Regulations”) and the Comprehensive Permit Guidelines issued by the Department of Housing and Community Development (“DHCD”) (the “Guidelines” and, collectively with Chapter 40B and the Regulations, the “Comprehensive Permit Rules”), under the New England Fund (“NEF”) Program (“the Program”) of the Federal Home Loan Bank of Boston (“FHLBB”).

The Gutierrez Company has proposed to build 296 units of rental housing (the “Project”) on approximately 17.25 acres of land located at 300-400 Deer Street (the “Site”) in Milford (the “Municipality”).

In accordance with the Comprehensive Permit Rules, this letter is intended to be a written determination of Project Eligibility by MassHousing acting as Subsidizing Agency under the Guidelines, including Part V thereof, “Housing Programs In Which Funding Is Provided By Other Than A State Agency.”

MassHousing has performed an on-site inspection of the Site, which local boards and officials were invited to attend, and has reviewed the pertinent information for the Project submitted by the Applicant, the Municipality and others in accordance with the Comprehensive Permit Rules.

### **Municipal Comments**

The Municipality was given a thirty (30) day period in which to review the Site Approval application and submit comments to MassHousing. The Milford Water Company (MWC) submitted a letter regarding the Application dated February 20, 2020, noting that current pumping capacities would not be able to support the additional demands created by the proposed

Project. While MWC noted a commitment to improvements at the Godfrey Brook and Dilla Street wellfields, which are currently underway and would have the ability to support the Project, it was further noted that these are a long-term investments which could take up to two years at a cost of several million dollars. MWC also expressed concern for impacts of the proposed Project on the future water needs of the community at-large. No further comments regarding the application were submitted by the Municipality.

### **MassHousing Determination**

MassHousing staff has determined that the Project appears generally eligible under the requirements of the Program, subject to final review of eligibility and to Final Approval.<sup>1</sup> As a result of our review, we have made the findings as required pursuant to 760 CMR 56.04(1) and (4). Each such finding, with supporting reasoning, is set forth in further detail on Attachment 1 hereto. It is important to note that Comprehensive Permit Rules limit MassHousing to these specific findings in order to determine Project Eligibility. If, as here, MassHousing issues a determination of Project Eligibility, the Developer may apply to the Zoning Board of Appeals of the Municipality for a Comprehensive Permit. At that time, local boards, officials and members of the public are provided the opportunity to further review the Project to ensure compliance with applicable state and local standards and regulations.

Based on MassHousing's consideration of comments received from the Municipality, and its site and design review, the following issues should be addressed in your application to the local Zoning Board of Appeals ("ZBA") for a Comprehensive Permit and fully explored in the public hearing process prior to submission of your application for final approval under the Program:

- Development of this Site will require compliance with all state and federal environmental laws, regulations and standards applicable to existing conditions and to the proposed use relating to floodplain management, wetland protection, wildlife conservation, water quality, stormwater management, wastewater treatment, and hazardous waste safety. The Applicant should expect that the Municipality will require evidence of such compliance prior to the issuance of a building permit for the Project.
- The Applicant should be prepared to provide detailed information relative to the proposed water and sewer supply for the project, and potential impacts on existing and future capacity.
- The Applicant should ensure that there are adequate bike storage facilities and related infrastructure to leverage connections with the Upper Charles Trail bike path, which crosses Deer Street near the Site's entrance.

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<sup>1</sup> MassHousing has relied on the Applicant to provide truthful and complete information with respect to this approval. If at any point prior to the issuance of a comprehensive permit MassHousing determines that the Applicant has failed to disclose any information pertinent to the findings set forth in 760 CMR 56.04 or information requested in the Certification and Acknowledgment of the Application, MassHousing retains the right to rescind this Site Approval letter.



- The Applicant should consider incorporating supplemental landscaping to screen the proposed Project from Phase 1 as well as the Phase 3 future commercial development indicated on the site plan. In addition, landscaping should be provided to ensure privacy for ground level units.
- The Applicant should consider incorporating play areas for children as well as a bus stop for children into the landscaping and site plans for the proposed Project.
- The Applicant should provide information relative to trash storage and trash removal.
- The Applicant is encouraged to incorporate additional energy-saving and sustainability features into the Project. Possible features to explore may include the solar capability of the flat roofs, drought tolerant landscaping, and low-flow plumbing fixtures.

MassHousing has also reviewed the application for compliance within the requirements of 760 CMR 56.04(2) relative to Application requirements and has determined that the material provided by the Applicant is sufficient to show compliance.

This Site Approval is expressly limited to the development of no more than two hundred ninety-six (296) rental units under the terms of the Program, of which not less than seventy-five (75) of such units shall be restricted as affordable for low or moderate income persons or families as required under the terms of the Guidelines. It is not a commitment or guarantee of financing and does not constitute a site plan or building design approval. Should you consider, prior to obtaining a comprehensive permit, the use of any other housing subsidy program, the construction of additional units or a reduction in the size of the Site, you may be required to submit a new Site Approval application for review by MassHousing. Should you consider a change in tenure type or a change in building type or height, you may be required to submit a new site approval application for review by MassHousing.

For guidance on the comprehensive permit review process, you are advised to consult the Guidelines. Further, we urge you to review carefully with legal counsel the M.G.L. c.40B Comprehensive Permit Regulations at 760 CMR 56.00.

This approval will be effective for a period of two (2) years from the date of this letter. Should the Applicant not apply for a comprehensive permit within this period this letter shall be considered to be expired and no longer in effect unless MassHousing extends the effective period of this letter in writing. In addition, the Applicant is required to notify MassHousing at the following times throughout this two-year period: (1) when the Applicant applies to the local ZBA for a Comprehensive Permit, (2) when the ZBA issues a decision and (3) if applicable, when any appeals are filed.

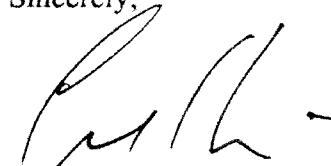
Should a comprehensive permit be issued, please note that prior to (i) commencement of construction of the Project or (ii) issuance of a building permit, the Applicant is required to submit to MassHousing a request for Final Approval of the Project (as it may have been amended) in accordance with the Comprehensive Permit Rules (see especially 760 CMR 56.04(07) and the Guidelines including, without limitation, Part III thereof concerning

Affirmative Fair Housing Marketing and Resident Selection). Final Approval will not be issued unless MassHousing is able to make the same findings at the time of issuing Final Approval as required at Site Approval.

**Please note that MassHousing may not issue Final Approval if the Comprehensive Permit contains any conditions that are inconsistent with the regulatory requirements of the New England Fund Program of the FHLBB, for which MassHousing serves as Subsidizing Agency, as reflected in the applicable regulatory documents. In the interest of providing for an efficient review process and in order to avoid the potential lapse of certain appeal rights, the Applicant may wish to submit a "final draft" of the Comprehensive Permit to MassHousing for review. Applicants who avail themselves of this opportunity may avoid significant procedural delays that can result from the need to seek modification of the Comprehensive Permit after its initial issuance.**

If you have any questions concerning this letter, please contact Katherine Miller at (617) 854-1116.

Sincerely,

A handwritten signature in black ink, appearing to read 'Colin M. McNiece', with a stylized flourish at the end.

Colin M. McNiece  
General Counsel

cc: Jennifer Maddox, Undersecretary, DHCD  
The Honorable Ryan C. Fattman  
The Honorable Brian Murray  
William D. Buckley, Chair, Board of Selectmen  
David R. Consigli, Chair, Zoning Board of Appeals  
Richard A. Villani, Town Administrator

## **Attachment 1.**

### **760 CMR 56.04 Project Eligibility: Other Responsibilities of Subsidizing Agency Section (4) Findings and Determinations**

#### **The Residences at Stone Ridge II - Milford, MA, MH #1066**

After the close of a 30-day review period, MassHousing hereby makes the following findings, based upon its review of the application, and taking into account information received during the site visit and from written comments:

***(a) that the proposed Project appears generally eligible under the requirements of the housing subsidy program, subject to final approval under 760 CMR 56.04(7);***

The Project is eligible under the NEF housing subsidy program and at least 25% of the units will be available to households earning at or below 80% of the Area Median Income, adjusted for household size, as published by the U.S. Department of Housing and Urban Development ("HUD"). The most recent HUD income limits indicate that 80% of the current median income for a four-person household in Milford is \$75,500.

Proposed gross rent levels of \$1,321 for a studio, \$1,415 for a one-bedroom affordable unit, \$1,698 for a two- bedroom affordable unit and \$1,963 for a three-bedroom affordable unit accurately reflect current affordable rent levels for the Worcester HMFA under the NEF Program, less utility allowances of \$132, \$161, \$224 and \$279 for the studio, one-, two- and three-bedroom units, respectively.

A letter of interest for project financing was provided by Cambridge Savings Bank, a member bank of the Federal Home Loan Bank of Boston.

***(b) that the site of the proposed Project is generally appropriate for residential development, taking into consideration information provided by the Municipality or other parties regarding municipal actions previously taken to meet affordable housing needs, such as inclusionary zoning, multifamily districts adopted under c.40A, and overlay districts adopted under c.40R, (such finding, with supporting reasoning, to be set forth in reasonable detail);***

Based on MassHousing staff's site inspection, internal discussions, and a thorough review of the application, MassHousing finds that the Site is suitable for residential use and development and that such use would be compatible with surrounding uses.

Milford does not have a DHCD approved Housing Production Plan. According to DHCD's Chapter 40B Subsidized Housing Inventory (SHI), updated through February 2020, Milford has 705 Subsidized Housing Inventory (SHI) units (6.2 % of its housing inventory), which is 433 SHI units shy of the 10% SHI threshold.

***(c) that the conceptual project design is generally appropriate for the site on which it is located, taking into consideration factors that may include proposed use, conceptual site plan***

*and building massing, topography, environmental resources, and integration into existing development patterns (such finding, with supporting reasoning, to be set forth in reasonable detail);*

- **Relationship to Adjacent Building Typology (Including building massing, site arrangement, and architectural details):**

The Site is bordered by privately- and town-owned undeveloped woodland to the north and east and Interstate 495 to the south and west. To the south of the Site is a 63,000 square foot Restaurant Depot facility and vacant land that will be occupied by a 3-building 242-unit multi-family residential project previously permitted by the Applicant under Chapter 40B, but not yet under construction. A commercial structure is proposed on the privately-owned woodland to the north of the Site.

The proposed Project consists of two 5-story multi-family residential structures comprising a total of 296 one- two- and three-bedroom rental apartments. The exterior design uses projecting balconies and bays to break up the massing of the buildings. A variety of materials such horizontal cementitious siding and paneling and glazing are further utilized to articulate the massing. Overall the building design achieves a residential feel and appears to be similar in style to the residential designs permitted for the adjacent multi-family building. The buffer of single-story garages at the site perimeter mitigates the massing of the residential buildings with existing and future surrounding development.

- **Relationship to adjacent streets/Integration into existing development patterns**

The proposed Project's entrance is located off Cedar Street, or Route 85, just north of the Interstate 495 on-ramp. Access to the Site is proposed via Deer Street, a two-lane subdivision roadway that is partially constructed. The roadway and sidewalk will be extended north west to extend access to the Site. Deer Street will circumvent the perimeter of the Site, avoiding the designated wetlands. Turnouts provide access through the parking areas and the two residential buildings.

Given its location near Fortune Boulevard, a highly developed commercial corridor including a mix of hotels, box store development, office, and industrial parks, the proposed Project successfully integrates into existing mixed-use development patterns.

- **Density**

The Developer intends to build 296 homes on 17.25 acres, 14.86 of which are buildable. The resulting density is approximately 20 units per buildable acre. Given the housing type and its location within a similarly sized mixed-use development, the proposed density is acceptable.

- **Conceptual Site Plan**

The two 5-story multi-family residential structures will be placed around the Site's interior wetland area. This configuration creates a central amenity area comprised of naturally vegetated wetlands and a landscaped courtyard with outdoor seating. A club

house with pool area is also centrally located within the Site. A combination of pathways and sidewalks facilitate pedestrian circulation throughout. Surface parking areas are arranged around the outer edges of the buildings, adjacent to Interstate 495 and future development areas. A series of covered garages are also distributed around the outer boundary of the Site, breaking up the surface parking area, and creating a transition to the proposed multi-family residential structures. A total of 540 parking spaces are proposed for a parking ratio of 1.82 parking spaces per rental unit. The boundaries of the site remain largely wooded, providing screening for the proposed development.

- **Environmental Resources**

Documented on-site resource areas include approximately 1.63 acres of Wetland Area, 0.54 acres of Conservation Restriction Area, and 0.22 acres of Cultural Resource Area. The site plan is organized in a way that meaningfully incorporates these resources areas into the conceptual site plan design.

- **Topography**

While the portion of the Site proposed for development is generally level, with modest knolls and several low wetland areas, the Site sits at a higher elevation than the abutting development site to the south. Moderate elevation gain along the western edge of the Site creates a topographic buffer between the proposed development and Interstate 495.

***(d) that the proposed Project appears financially feasible within the housing market in which it will be situated (based on comparable rentals or sales figures);***

MassHousing's Appraisal and Marketing team (A&M) performed a Competitive Market Analysis and found that proposed market rents for each unit type fall within the range of adjusted comparable market rents.

***(e) that an initial pro forma has been reviewed, including a land valuation determination consistent with the Department's Guidelines, and the Project appears financially feasible and consistent with the Department's Guidelines for Cost Examination and Limitations on Profits and Distributions (if applicable) on the basis of estimated development costs;***

MassHousing has commissioned an as "As-Is" appraisal which indicates a land valuation of \$5,300,000. The Project pro forma includes a proposed investment of \$22,165,671 in private equity. Based on estimated development costs, the Project appears to be financially feasible and within the limitations on profits and distributions.

***(f) that the Applicant is a public agency, a non-profit organization, or a Limited Dividend Organization, and it meets the general eligibility standards of the housing program; and***

MassHousing finds that the Applicant must be organized as a Limited Dividend Organization. MassHousing sees no reason this requirement could not be met given information reviewed to date. The Applicant meets the general eligibility standards of the NEF housing subsidy program, and has executed an Acknowledgement of Obligations to restrict their profits in accordance with the applicable limited dividend provision.

***(g) that the Applicant controls the site, based on evidence that the Applicant or a related entity owns the site, or holds an option or contract to acquire such interest in the site, or has such other interest in the site as is deemed by the Subsidizing Agency to be sufficient to control the site.***

The Applicant controls the entire 17.25 acre Site by virtue of the following deeds:

Address	Assessor's ID	Worcester District Registry Info
300 Deer Street (Lot 3)	14-0-3A	Bk 40682 Page 313
400 Deer Street (Lot 4)	14-0-4	Bk 42514 Page 281



- (h) *List of requested exceptions to local requirements and regulations, including local codes, ordinances, by-laws, and regulations per 760 CMR 56.05 (2) (h)*

Please see attached.



## Requested Waiver List

<b>Milford Zoning Bylaw</b>		
Section Number/Title	Requirement	Proposed/Waiver Requested
Section 1.4.2 Permit Procedure	The Zoning By-Law requires all applications to be submitted to the Building Commissioner.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 1.5 Certificate of Zoning Compliance	Section 1.5 requires an applicant to obtain a zoning certificate from the Building Commissioner.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 1.15 Site Plan Review	Section 1.15 requires new construction to obtain site plan approval.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority and the applicant seeks a waiver from the site plan approval requirement. Note, the applicant will provide detailed plans for any retaining walls, as provided in Section 1.15.2.1(b), with the building permit application.
Section 1.15.2.1(h) Planning Board Signature Block	Section 1.15.2.1(h) requires a signature block for endorsement by the Planning Board.	The Zoning Board of Appeals shall act as the comprehensive permit granting authority and the applicant seeks a waiver to allow it to endorse plans, including approval not required plans.
Section 2.2.1; Section 2.3 Use Regulation Schedule	The Sections prohibit multifamily use and accessory off-street parking for dwelling units in the Business Park zoning district.	The applicant seeks a waiver to allow multifamily use with accessory parking and other accessory uses such as a management/leasing office and amenity area(s) as shown on the Plans.
Section 2.4.4.2 Number of Principal Buildings Per Lot	Section 2.4.4.2 allows any number of principal buildings in a single lot in a Business Park District contingent that each building meet all requirements for the district.	The proposed project consists of three buildings. The applicant requests a waiver from this requirement.





Section 2.4.8 Wetland, Pond, Stream or Detention Area Setback	Section 2.4.8 requires a setback for any structure from wetlands, ponds, streams or detention areas.	The proposed project will fill an existing wetland and replicate it elsewhere on the larger site as allowed by Order of Conditions Mass DEP# 223-987 as such order has been amended and extended. The applicant requests a waiver from this setback requirement, as the existing wetland on the lot will be eliminated per such Order of Conditions.
Section 3.4 Parking Requirements	Section 3.4 requires parking to be on the same lot as the activity or use it services.	The applicant may use parking spaces on the future lot to the north, which is also owned by the applicant, for shared parking and seeks a waiver from this requirement.
Section 3.4.1(a) Off Street Parking Requirements	Section 3.4.1(a) requires two parking spaces per dwelling unit.	The applicant requests a waiver from the minimum parking spaces required by the Zoning By-Law to have the number of spaces shown on the Plans.
Section 3.4.2(a) Parking space dimensions	Section 3.4.2(a) requires parking spaces to have certain dimensions.	The applicant requests a waiver to allow the parking space dimensions, including compact parking spaces, as shown on the Plans.
Section 3.4.4(a) Number of parking area entrances/exits	Section 3.4.4(a) only allows one entrance and one exit from any parking area per 200 feet of frontage in a commercial district.	The applicant requests a waiver to have the number of entrances and exits as shown on the Plans.
Section 3.4.4(d) Parking Landscaping Requirements	Section 3.4.4(d) has landscaping, landscape buffer and lighting requirements.	The applicant requests a waiver to have the landscaping and lighting shown on the Plans.
Section 3.7 Earth Removal Regulations	Section 3.7 prohibits and regulates the removal of earth.	The applicant requests a waiver to allow the removal of earth incidental to construction of the proposed project. The Zoning Board of Appeals shall act as the comprehensive permit granting authority.
Section 3.9 Sign Regulations	Section 3.9 prohibits and regulates signs.	The applicant seeks a waiver to allow the signs shown on the Plans.



Section 3.16 Individual Lot Drainage	Section 3.16 regulates grading and drainage.	The applicant seeks a waiver to allow the grading and drainage shown on the Plans as the Zoning Board of Appeals is the comprehensive permit granting authority. The proposed project will meet the requirements of the DEP Stormwater Handbook.
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<b>Milford General By-Laws</b>		
Article 8 Planning Board	Article 8 creates a Planning Board and enumerates its duties	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority, including for endorsement of approval not required (ANR) plans.
Article 12, Section 1 Streets and Sidewalks	Article 12, Section 1 prohibits any person from breaking up or digging up the ground in any street, sidewalk or public way in Milford without obtaining a written permit from the Highway Surveyor.	The applicant seeks a waiver from this Article, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals.
Article 37, Occupancy of Buildings	Article 37 prohibits a person renting any building without registering with the Board of Health.	The applicant seeks a waiver from this Article if and to the extent more restrictive than the Massachusetts State Sanitary Code, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. The applicant will meet all Massachusetts State Sanitary Codes.



<b>Milford Sewer Department Rules and Regulations</b>		
Article II, Section 6 Service Charges, Fees and Related Costs	Section 6 allows the Board of Sewer Commissioners to establish services charges and fees.	The applicant seeks a waiver from sewer connection fees for the affordable units to be constructed at the proposed project.
Article III, Section 1 Wastewater Discharges	Section 1 requires the Director to authorize wastewater discharges to the Milford wastewater facilities.	The applicant seeks a waiver from this Section, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals.
Article IV, Sections 1(a) and (b) Connection Permit	Sections 1(a) and (b) requires the Director to issue a permit to authorize connections into the wastewater sewer and requires permit fees to be paid at the time the application is filed.	The applicant seeks a waiver from these Sections, as the Zoning Board of Appeals is the comprehensive permit granting authority with the authority to issue all local permits and approvals. The applicant also seeks a waiver from the permit fees and related costs for the affordable units to be constructed at the proposed project and to pay such fees and costs at the time of filing the building permit application.
Article IV, Section 10 Protection of Capacity for Existing Users	Section 10 allows the Board to withhold a sewer connection permit unless there is sufficient capacity.	The applicant seeks a waiver from Section 10 if and to the extent there is determined to be insufficient capacity for the proposed project.



<b>Milford Sewer Department Rules and Regulations (continued)</b>		
Article VIII, Section 3 Fees	Section 3 requires connection fees, with such fees to be paid at the time of application.	The applicant seeks a waiver of the connection fee for the affordable units in the proposed project and to allow payment of such fees at the time of filing the building permit application.
Article VIII, Section 5 Professional Engineering Services	Section 5 allows the Board to use independent engineers to assist in the review of connection permits and other matters and to charge such costs to an applicant.	The applicant seeks a waiver from this Section to allow the Zoning Board of Appeals to use technical assistance funds deposited with MassHousing to reimburse any such independent engineer first, prior to charging the applicant.
Appendix D Section 1.A. General Specifications	Section 1 defines an Engineer as being employed by the Board.	The applicant seeks a waiver to allow an engineer to be hired by the Zoning Board of Appeals and reimbursed by the applicant.



<b>Milford Subdivision Rules and Regulations</b>		
Articles I through X, Milford Subdivision Rules and Regulations	The Purpose of the Subdivision bylaw is to provide rules and regulations for the planning of a subdivision.	The proposed project is part of an approved subdivision and the Project parcel will have frontage on the way approved on such subdivision plan. As such, the Subdivision Rules and Regulations are not applicable to the proposed project. However, to the degree that certain rules and regulations are applicable, including but not limited to Article IX, the applicant requests a waiver to allow the Plans as submitted, as the Zoning Board of Appeals is the comprehensive permit granting authority. In addition, to the extent the proposed project affects the definitive subdivision plan approved for the project site, or waivers granted therefore, the applicant requests a waiver to allow the Plans as submitted, as the Zoning Board of Appeals is the comprehensive permit granting authority. This waiver request includes a waiver to allow the Zoning Board of Appeals to endorse an Approval Not Required (ANR) plan for the project site.

\*Note, the applicant will update this list of waivers as necessary during the hearing and approval process.



- (i) *Documents showing that the applicant fulfills the jurisdictional requirements of 760 CMR 56.04*
- 1) *The applicant shall be a public agency, a non-profit organization, or a limited dividend organization.*
    - i. The Gutierrez Company will form a limited dividend entity to own and develop the project.
  - 2) *The project shall be fundable by a subsidizing agency under a low- and moderate-income housing subsidy program.*
    - i. Please see attached Project Eligibility letter from MassHousing.
  - 3) *The applicant shall control the site.*

The Applicant controls the Property within the meaning of the Act. The owner of the site is Cedar Street Realty Trust, a Massachusetts Nominee Trust u/d/t dated January 5, 2007 and recorded with Worcester Registry of Deeds in book 40546, Page 357, having a mailing address c/o The Gutierrez Company, 200 Summit Drive, Burlington, MA 01803 (the "Trust"). The site is comprised of Lots 3A and 4A located off Cedar Street at the intersection of Deer Street in the Town of Milford and described in certain Quit Claim Deeds recorded with said Deeds in: Book 40682, Page 313; Book 42514, Page 281; respectively (enclosed).

The Gutierrez Company, Inc. (the "Applicant") has control over the site by virtue of its control (as Manager) of Cedar Street Milford Route 85, LLC, which such entity is the sole beneficiary of the Trust.

Prior to construction commencement, the Applicant will transfer the project site to the to-be-created limited dividend entity.



Bk: 40682 Pg: 313 Doc: DEED  
Page: 1 of 8 02/16/2007 02:32 PM

MASSACHUSETTS EXCISE TAX  
Worcester District ROD #20 001  
Date: 02/16/2007 02:32 PM  
Ctrl# 061364 23324 Doc# 00021333  
Fee: \$4,788.00 Cons: \$1,050,000.00

## Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company, with an address c/o Bernard J. Pointer, 11 Crestwood Drive, Hollis, NH 03049 ("Grantor")

in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

**Grants** to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

### PARCEL 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 3, 646,730 S.F. (14.847 acres)" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustlin, Inc. and Guerriere & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with Worcester County Registry of Deeds in Plan Book 853, Plan 93 (the "Subdivision Plan"), reference to said plan is hereby made for a more particular description.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the right and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself, its grantees, successors and assigns, the fee in the ways shown on said plan as Deer Street, Deer Street Extension and Old Town Road.

The Grantor reserves to itself, its grantees, successors and assigns, together with the Grantee herein, the rights and easements to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

PLEASE RETURN TO: JOANN ALLAN  
FIRST AMERICAN TITLE INSURANCE COMPANY  
101 HUNTINGTON AVENUE, 13TH FLOOR  
BOSTON, MA 02199

1

NELSON DOLOMENE

# 80,176-A

13

Lot 3 and Parcel 19-8 off Cedar St., Milford

8

The within described premises are conveyed subject to the following easements in favor of the Grantor, its grantees, successors and assigns, in, over and upon said Lot 3 for the benefit of Grantor's remaining land shown on said Plan as Lots 1, 2 and 4: (i) to use, connect to, install and maintain any and all utilities now or hereafter located thereon, and (ii) to use, connect to, install and maintain any and all driveways, passageways, accesses, exits and the like now or hereafter located thereon, provided that the same (a) shall be at Grantor's sole cost and expense and (b) shall be in specific locations specifically approved by Grantee, not to be unreasonably withheld so long as the same do not adversely affect Grantee's development, construction and use of said Lot 3 and the improvements now or hereafter located thereon, which such locations shall be confirmed in a formal easement agreement to be executed between Grantor and Grantee, subject to future relocation rights in favor of Grantee, at its expense.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344 and Fiduciary Deed from James K. Holland dated November 1, 2002, recorded in the Worcester County Registry of Deeds in Book 28039, Page 172.

Together with all our right, title and interest in and to the portion of said Lot 3 contained within the bounds of Milford Assessors Parcel 14-0-2.

## **PARCEL 2:**

An Easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement is hereby conveyed with the right and easements to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are



used in the Town of Milford and together with the Grantor, its grantees, successors and assigns to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

The Grantor reserves to itself the fee in the ways shown on said plan as Deer Street, Deer Street extension and Old Town Way.

Being a portion of the premises conveyed to the Grantor by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded with said Registry in Book 23093, Page 344.

### **PARCEL 3:**

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated on the Westerly side of Cedar Street being shown as "Sheet 19, Lot 8, Area = 2.97 ± Acres" on a plan of land entitled "Plan of Land in Milford, MA", Owner: Stone Ridge Management, LLC, Prepared by: Guerriere & Halnon, Inc., Scale 1 inch = 40 Feet, dated January 31, 2007, recorded with said Registry in Plan Book 853, Plan 95 bounded and described as follows:

Beginning at a point on Cedar Street 197.86' S13 ° 53' 09" W from the boundary line of Interstate Route 495; thence

S 82° 23' 44" W	by land n/f of New England Power Company, a distance of 121.09'; thence
N 75° 49' 55" W	by said New England Power Company land, a distance of 83.25'; thence
N 01° 05' 05" W	by land n/f of Milford Water Co., a distance of 756.01'; thence
S 35° 26' 00" E	by Deer Street, a distance of 335.25'; thence
S 02° 14' 54" E	by Cedar Street, a distance of 121.53'; thence
S 02° 53' 06" W	by said Cedar Street, a distance of 100.50'; thence
S 02° 52' 35" E	by said Cedar Street, a distance of 195.00'; thence
S 13° 53' 09" W	by said Cedar Street, a distance of 72.63', to the point of beginning.

To the extent that the Grantor is the owner of any of the fee in the way shown on said Subdivision Plan as "Deer Street", the Grantor reserves to itself said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street, together with all others entitled thereto, for all purposes streets

and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

Being a portion of the premises conveyed to the grantor by deed of the Trustees of the H.E. Fletcher Liquidating Trust, dated March 16, 2001, recorded with said Registry in Book 23697, Page 196.

**PARCEL 4:**

A certain parcel of land located on the westerly side of Cedar Street and the northeasterly side of Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a Worcester County Highway bound at the southeasterly end of said Deer Street on the westerly side of said Cedar Street as shown on a plan hereinafter referred to;

Thence N. 35° 26' 00" W. distance of 329.29 feet along the northeasterly side of said Deer Street to a point at land of the Milford Water Company;

Thence northerly along the arc of a curve to the right, having a radius of 1399.69 feet, a central angle of 00° 41' 48", and an arc length of 17.02 feet by land of said Milford Water Company to a point at Lot 1;

Thence S. 41° 49' 21" E. a distance of 238.15 feet by said Lot 1 to a point;

Thence S. 85° 27' 00" E. a distance of 40.00 feet by said Lot 1 to a point on the westerly side of said Cedar Street;

Thence S. 04° 33' 00" W. a distance of 105.00 feet by the westerly sideline of said Cedar Street to the point of beginning.

The above described parcel contains 9,563 square feet, more or less, and is shown as Parcel A on a plan entitled "Plan of Land in Milford, Mass., Owners: Joseph P. and Diane M. Donegan, Parcel A & C, Joan F. Donegan Parcel B & Lot 2, Scale: 60 feet to an inch, Date: January 17, 2002, Guerriere & Halnon, Inc., 333 West Street, Milford, Mass. 01757" recorded with said Registry in Plan Book 777, Plan 52.

To the extent that the Grantor is the owner of any of the fee in the way shown on said plan as "Deer Street" the Grantor reserves said fee in said way. Notwithstanding the foregoing, the Grantor grants to the Grantee the right and easement to use said Deer Street together with all others entitled thereto for all purposes streets and ways are used in the Town of Milford. The Grantor further grants to the Grantee a right to install and maintain utilities in, over and under said Deer Street.

For Grantor's title see deed dated February 8, 2002, recorded with said Registry in Book 25990, Page 322.

Said premises are hereby conveyed together with the benefit and the right to use and employ, together with the Grantee, and others if any entitled thereto, the easements conveyed to the Grantor by Easement Deed of the Milford Water Department, dated March 19 2003,, and recorded with said Registry in Book 35954, Page 1, specifically including "EASEMENT A – MILFORD WATER CO.", "EASEMENT B" and "EASEMENT C" referenced therein, which such easements are more particularly described on a plan entitled "Easement Plan of Land in Milford, MA, Owners: Stone Ridge Management, LLC & Milford Water Company, Scale: 40 Feet To An Inch, Date: November 25, 2002, Guerriere & Halnon, Inc., Engineering & Land Surveying, 333 West Street, Milford, Mass. 01757" (Revised 2-28-03), said plan being recorded in the Worcester District Registry of Deeds as Plan Book 794, Plan 36, as follows:

Said "EASEMENT A-MILFORD WATER CO." is more particularly bounded and described on said plan as follows:

A certain parcel of land located northwesterly of Cedar Street and Deer Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street at land of Milford Water Company as shown on a plan hereinafter referred to;

THENCE southerly along the arc of a curve to the left, having a radius of 1465.69 feet, an arc length of 31.00 feet by said Deer Street to a point at land of Stone Ridge Management, LLC, said point being on the centerline of the old road known as Deer Street;

THENCE N 29° 32' 25" W, a distance of 199.02 feet to a point;

THENCE N 51° 29' 39" W, a distance of 276.13 feet to a point;

THENCE N 48° 56' 13" W, a distance of 226.07 feet to a point, the previous three (3) courses being on the centerline of said Deer Street;

THENCE N 48° 24' 46" E, a distance of 20.49 feet to a point;

THENCE N 04° 39' 40" W, a distance of 1.69 feet to a point, the previous five (5) courses being by land of said Stone Ridge Management, LLC;

THENCE S 48° 56' 13" E, a distance of 292.12 feet to a point of curvature;

THENCE Southeasterly along the arc of a curve to the left, having a radius of 980.00 feet, an arc length of 115.78 feet to a point of reverse curvature;

THENCE southeasterly along the arc of a curve to the right, having a radius of 320.00 feet, an arc length of 146.14 feet to a point of tangency;

THENCE S 29° 32' 25" E distance of 124.94 feet to the point of beginning, the previous four (4) courses being on land of said Milford Water Company.

The above described "EASEMENT A-MILFORD WATER CO." contains 13,193 square feet, more or less, comprises the northeasterly portion of a 40 foot wide Permanent Right of Way Easement, as shown on said plan.

Said "EASEMENT B" is more particularly bounded and described on said plan as follows:

A certain parcel of land located on the northeasterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the northeasterly side of Deer Street said point being N 35° 26' 00" W distance of 329.29 from a Worcester County Highway bound at Parcel A as shown on a plan hereinafter referred to;

THENCE N 39° 47' 24" W distance of 97.20 feet along the northeasterly side of said Deer Street to a point at land of Milford Water Company;

THENCE S 47° 25' 08" W distance of 85.24 feet on other land of said Milford Water Company to a point at land of Stone Ridge Management, LLC, Parcel A;

THENCE southerly along the arc of a curve to the left, having a radius of 1399.69 feet, an arc length of 17.02 feet by land of said Stone Ridge Management, LLC, Parcel A to the point of beginning.

The above described "EASEMENT B" contains 550 square feet, more or less, according to said plan.

Said "EASEMENT C" is more particularly bounded and described according to said plan, as follows:

A certain parcel of land located on the southwesterly side of Deer Street and northwesterly of Cedar Street in the Town of Milford, Worcester County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point on the southwesterly side of Deer Street said point being N35° 26' 00" W distance of 335.25 from the westerly sideline of Cedar Street at land of Stone Ridge Management, LLC, as shown on a plan hereinafter referred to;

THENCE N 48° 50' 24" W distance of 86.20 feet on land of Milford Water Company to a point at land of Stone Ridge Management, LLC;

THENCE northerly along the arc of a curve to the right, having a radius of 1465.69 feet, an arc length of 12.42 feet by land of said Stone Ridge Management, LLC, to a point on the southwesterly side of said Deer Street;

THENCE S 43° 01' 01" E distance of 94.57 feet along the southwesterly side of said Deer Street to the point of beginning.

The above described "EASEMENT C" contains 414 square feet, more or less, according to said plan.

Being the same premises conveyed to Stone Ridge Management, LLC, by Easement Deed from the Milford Water Company dated March 19, 2003, recorded in Book 35954, Page 1.

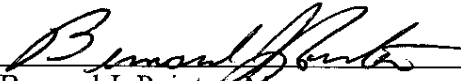
This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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*Signature Page to Follow*

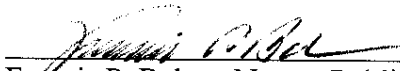
IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 15<sup>th</sup> day of February, 2007.

Stone Ridge Management, LLC

By:   
Bernard J. Pointer, Manager

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On this ~~15~~<sup>th</sup> day of February, 2007, before me, the undersigned notary public, personally appeared Bernard J. Pointer, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

  
Francis P. Balas - Notary Public  
My commission expires: 12/7/2012





Bk: 42514 Pg: 281

Page: 1 of 4 03/05/2008 03:56 PM WD

MASSACHUSETTS EXCISE TAX  
 Worcester District ROD #20 001  
 Date: 03/05/2008 03:56 PM  
 Ctrl# 072798 19874 Doc# 00023566  
 Fee: \$4,788.00 Cons: \$1,050,000.00

## Quitclaim Deed

Stone Ridge Management, LLC a Massachusetts limited liability company with a registered office at Chelmsford, Middlesex County, Commonwealth of Massachusetts ("Grantor") in consideration of One Million Fifty Thousand Dollars (\$1,050,000.00) paid,

**Grants** to Arturo J. Gutierrez, John A. Cataldo and Arthur J. Gutierrez, Jr., Trustees under a declaration of trust entitled "Cedar Street Realty Trust", dated January 15, 2007, recorded with the Worcester County Registry of Deeds in Book 40546, Page 357, having offices at Burlington Office Park, One Wall Street, Burlington, MA 01803 ("Grantee").

with **Quitclaim Covenants**

### Parcel 1:

The land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated Northeasterly of but not adjacent to Interstate Route 495, a limited access highway and on the Westerly side of Cedar Street but not adjacent thereto being shown as "Lot 4" on a plan of land entitled "Subdivision Plan in Milford, MA", Owner: Stone Ridge Management, LLC, Applicant: The Gutierrez Company, Prepared by: Vanasse Hangen Brustin, Inc. and Guerriere & Halnon, Inc., Scale 1 inch = 150 Feet, dated August, 15, 2006, recorded with said Deeds in Plan Book 853, Plan 93.

Said Lot 4 contains 1,442,414 square feet of land or 33.113 acres, more or less, according to said plan.

Said premises are hereby conveyed together with the right and easement to use Deer Street and the Deer Street extension as shown on said plan for the benefit of the premises hereby conveyed, as the same may from time to time be improved, together with all

*Lot 4 Cedar St Milford*

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others entitled thereto, for all purposes as streets and ways are used in said Town of Milford.

Said premises are hereby conveyed together with the non-exclusive right and easement to improve said Deer Street and the Deer Street extension as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Excepting therefrom the fee in the ways shown on said plan as Deer Street Extension and Old Town Road, which were reserved by Stone Ridge Management, LLC, for itself, its grantees, successors and assigns.

Said premises are hereby conveyed together with all right, title and interest of Stone Ridge Management, LLC, in and to the portion of said Lot 4 contained within the bounds of Milford Assessors Parcel 14-0-2.

**Parcel 2:**

An easement in, over and under that certain parcel of land situated in the Town of Milford, Worcester County, Commonwealth of Massachusetts and situated at the intersection of Deer Street, Deer Street Extension and Old Town Way, being shown as on a plan of land entitled "Easement, Plan of Land in Milford, Mass., Owner: Stone Ridge Management, LLC," dated February 2, 2007, by Guerriere & Halnon, Inc., recorded with said Registry herewith in Plan Book 853, Plan 94, being bounded and described as follows:

Beginning at a point at the intersection of the Northeasterly side of the Deer Street Extension and the Easterly side of Old Town Road; thence

Northerly on the Northeasterly side of the Deer Street Extension 60.71 feet to the intersection of the Northeasterly side of Deer Street Extension and the Northwesterly side of Old Town Road; thence

S 13° 35' 22" E a distance of 86.43 feet; thence

N 48° 24' 46" E distances of 16.64 and 20.49 (total 37.13) feet; thence

N 04° 39' 30 W a distance of 15.98 feet; thence

3.70 feet to the point of beginning.

Said easement consists of the right and easement to use said premises, together with all others entitled thereto, for all purposes for which streets and ways are used in the Town of Milford, and together with the Stone Ridge Management, LLC, its grantees, successors and assigns, to improve said premises as shown on said plan and to install all utilities and other infrastructure over, in and under the same.

Being a portion of the premises conveyed to Stone Ridge Management, LLC, by deed of Mastroianni Family, Inc., dated October 2, 2000, and recorded in the Worcester County Registry of Deeds in Book 23093, Page 344; Fiduciary Deed from James K. Holland dated November 1, 2002, recorded with said Deeds in Book 28039, Page 172; and by



deed from the Inhabitants of the Town of Milford acknowledged February 27, 2003, recorded with said Deeds in Book 35953, Page 398.

This conveyance shall not constitute the sale of all of, or substantially all of, Grantor's assets in the Commonwealth of Massachusetts.

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*Signature Page to Follow*

IN WITNESS WHEREOF, the undersigned has executed these presents under seal as of this 14<sup>th</sup> day of March, 2008.

Stone Ridge Management, LLC

By: Bernard J. Pointer  
Bernard J. Pointer, Manager

By: Louis L. Frank  
Louis L. Frank, Manager

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

On this 14<sup>th</sup> day of March, 2008, before me, the undersigned notary public, personally appeared Bernard J. Pointer and Louis L. Frank, to me through satisfactory evidence of identification, which was a photo-identification (New Hampshire Drivers License) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing was his free act and deed as said Manager of Stone Ridge Management, LLC.

Francis P. Balas  
Francis P. Balas - Notary Public  
My commission expires: 12/7/2012





- (j) *A traffic report showing the impact of the proposed project.*

See the Traffic Report by The Engineering Corp. (TEC) dated March 16, 2020.



(k) Project Impacts (Water, Sewer, Stormwater, Utilities, Historical/Cultural)

See the “Technical Report – The Residences at Stone Ridge - Phase II Comprehensive Permit Application Milford, MA” by SMMA dated March 13, 2020.



- (I) *The Applicant has notified the Subsidizing Agency of the submittal of this application.*

Please see copy of the notice to MassHousing and DHCD attached.



June 4, 2020

Jessica Malcolm  
MassHousing  
Manager of Comprehensive Permit Program  
One Beacon Street  
Boston, Massachusetts 02108

RE: MassHousing ID No. 1066  
The Residences at Stone Ridge II, Milford, MA

Dear Ms. Malcolm:

Please be advised that The Gutierrez Company ("Applicant") has submitted a Comprehensive Permit Application to the Milford Zoning Board of Appeals for the above referenced project as identified by MassHousing Project Eligibility Letter No. 1066.

Sincerely,

Israel Lopez  
Managing Director of Development

cc:

Katherine Miller, MassHousing

Ms. Catherine Racer, Associate Director Department of Housing and Community  
Development

Town of Milford



(m) *G.L. c. 40B and Local Housing Needs*

*The Act provides in relevant part that all communities are required to have a minimum of ten percent (10%) of their housing stock dedicated to low and moderate income housing. With the town being below the 10% threshold, there exists a legal presumption that there is a regional housing need which outweighs local concerns. In such case, the municipality must approve the Comprehensive Permit or approve it with conditions. The Applicant proposes that 25% of the units will be dedicated as affordable units to persons earning not more than 80% of the area median income. The affordable units will be made available on a lottery basis, on terms acceptable to the Subsidizing Agency, in accordance with applicable fair housing law.*

Please see copy of most recent DHCD Subsidized Housing Inventory as of September 14, 2017.

Department of Housing and Community Development  
Chapter 40B Subsidized Housing Inventory (SHI)  
as of September 14, 2017

<b>Community</b>	<b>2010 Census Year Round Housing Units</b>	<b>Total Development Units</b>	<b>SHI Units</b>	<b>%</b>
Abington	6,364	518	485	7.6%
Acton	8,475	1,144	568	6.7%
Acushnet	4,097	127	97	2.4%
Adams	4,337	321	321	7.4%
Agawam	12,090	556	505	4.2%
Alford	231	0	0	0.0%
Amesbury	7,041	898	738	10.5%
Amherst	9,621	1,130	1,083	11.3%
Andover	12,324	2,000	1,637	13.3%
Aquinnah	158	41	41	25.9%
Arlington	19,881	1,429	1,121	5.6%
Ashburnham	2,272	144	29	1.3%
Ashby	1,150	0	0	0.0%
Ashfield	793	2	2	0.3%
Ashland	6,581	514	410	6.2%
Athol	5,148	310	310	6.0%
Attleboro	17,978	1,155	1,155	6.4%
Auburn	6,808	251	251	3.7%
Avon	1,763	70	70	4.0%
Ayer	3,440	454	299	8.7%
Barnstable	20,550	1,763	1,462	7.1%
Barre	2,164	83	83	3.8%
Becket	838	0	0	0.0%
Bedford	5,322	1,174	972	18.3%
Belchertown	5,771	418	392	6.8%
Bellingham	6,341	733	551	8.7%
Belmont	10,117	675	365	3.6%
Berkley	2,169	103	24	1.1%
Berlin	1,183	254	109	9.2%
Bernardston	930	24	24	2.6%
Beverly	16,522	2,153	1,919	11.6%
Billerica	14,442	1,766	1,118	7.7%
Blackstone	3,606	165	123	3.4%
Blandford	516	1	1	0.2%
Bolton	1,729	192	62	3.6%
Boston	269,482	54,409	51,283	19.0%
Bourne	8,584	1,198	660	7.7%
Boxborough	2,062	325	268	13.0%
Boxford	2,730	72	31	1.1%



Methuen	18,268	1,931	1,641	9.0%
Middleborough	8,921	979	589	6.6%
Middlefield	230	2	2	0.9%
Middleton	3,011	173	151	5.0%
Milford	11,379	976	708	6.2%
Millbury	5,592	244	221	4.0%
Millis	3,148	181	118	3.7%
Millville	1,157	26	26	2.2%
Milton	9,641	737	481	5.0%
Monroe	64	0	0	0.0%
Monson	3,406	138	138	4.1%
Montague	3,926	408	376	9.6%
Monterey	465	0	0	0.0%
Montgomery	337	0	0	0.0%
Mount Washington	80	0	0	0.0%
Nahant	1,612	48	48	3.0%
Nantucket	4,896	179	121	2.5%
Natick	14,052	1,798	1,458	10.4%
Needham	11,047	1,503	1,397	12.6%
New Ashford	104	0	0	0.0%
New Bedford	42,816	5,144	5,110	11.9%
New Braintree	386	0	0	0.0%
New Marlborough	692	0	0	0.0%
New Salem	433	0	0	0.0%
Newbury	2,699	94	94	3.5%
Newburyport	8,015	713	599	7.5%
Newton	32,346	2,543	2,425	7.5%
Norfolk	3,112	218	128	4.1%
North Adams	6,681	866	866	13.0%
North Andover	10,902	1,389	931	8.5%
North Attleborough	11,553	306	294	2.5%
North Brookfield	2,014	142	142	7.1%
North Reading	5,597	652	540	9.6%
Northampton	12,604	1,586	1,356	10.8%
Northborough	5,297	719	610	11.5%
Northbridge	6,144	468	453	7.4%
Northfield	1,290	27	27	2.1%
Norton	6,707	897	533	7.9%
Norwell	3,652	452	297	8.1%
Norwood	12,441	1,047	1,035	8.3%
Oak Bluffs	2,138	158	146	6.8%
Oakham	702	0	0	0.0%
Orange	3,461	405	405	11.7%
Orleans	3,290	334	304	9.2%
Otis	763	0	0	0.0%
Oxford	5,520	404	404	7.3%
Palmer	5,495	310	269	4.9%



(n) *Filing with other Boards*

In addition to this filing, the Applicant will amend the existing Order of Conditions issued by the Conservation Commission.



(o) *Phasing*

The Applicant does not plan to phase the project but reserves the right to propose phasing if necessary.



(p) *List of abutters.*

Please see attached list.



# TOWN OF MILFORD BOARD OF ASSESSORS

JOSEPH F. NIRO  
CHAIRMAN

JOSEPH F. ARCUDI

JOSHUA M. LIOCE

JENNIFER M. SCLAR, MAA  
ASSESSOR/ADMINISTRATOR

52 MAIN STREET  
MILFORD, MA 01757  
508-634-2306 • FAX 508-634-2324

[ASSESSORS@TOWNOFMILFORD.COM](mailto:ASSESSORS@TOWNOFMILFORD.COM)  
[WWW.MILFORDMA.GOV](http://WWW.MILFORDMA.GOV)

## Request for Abutters List

**\*\*PLEASE ALLOW 10 WORKING DAYS FOR PROCESSING\*\***  
**\$25.00 FEE REQUIRED AT TIME OF REQUEST**

Date of Request: March 4, 2020 Date List Needed: March 6, 2020

Requested by: The Gutierrez Co. (c/o I. Lopez) Phone: 781-685-4367

Name of Property Owner: Cedar Street Realty Trust (c/o The Gutierrez Co.)

Street Address of Property: 300 and 400 Deer St. Parcel ID: 14-0-3A, 14-0-4

### REASON FOR LIST:

Hearing before the Zoning Board of Appeals: ☒

Hearing before the Planning Board: ☐

Hearing before the Conservation Commission: ☐

Other: \_\_\_\_\_

RECEIVED  
ASSESSOR'S OFFICE

MAR 04 2020

MILFORD, MA

### REASON FOR HEARING: (please check one)

Variance: ☐ Special Permit: ☐ Pole Relocation: ☐ Liquor License: ☐

Other: Comprehensive Permit Application to Zoning Board of Appeals

### RADIUS FOR ABUTTERS: (please check one)

Liquor License (Immediate abutters, not across a public way, include churches, hospitals and schools w/in 500 ft): ☐

300 FT (needed for variance and special permit): ☒

100 FT (conservation commission – notice of intent): ☐

Direct (pole relocation) property directly where work is to be performed or parcel performed on: ☐

### OFFICE USE ONLY

Date List Prepared: 3/4/2020 Label format printed on paper: \_\_\_\_\_

Fee Paid: \$ 25.00 Date: 3/4/2020 Check # 41 Cash \$ \_\_\_\_\_

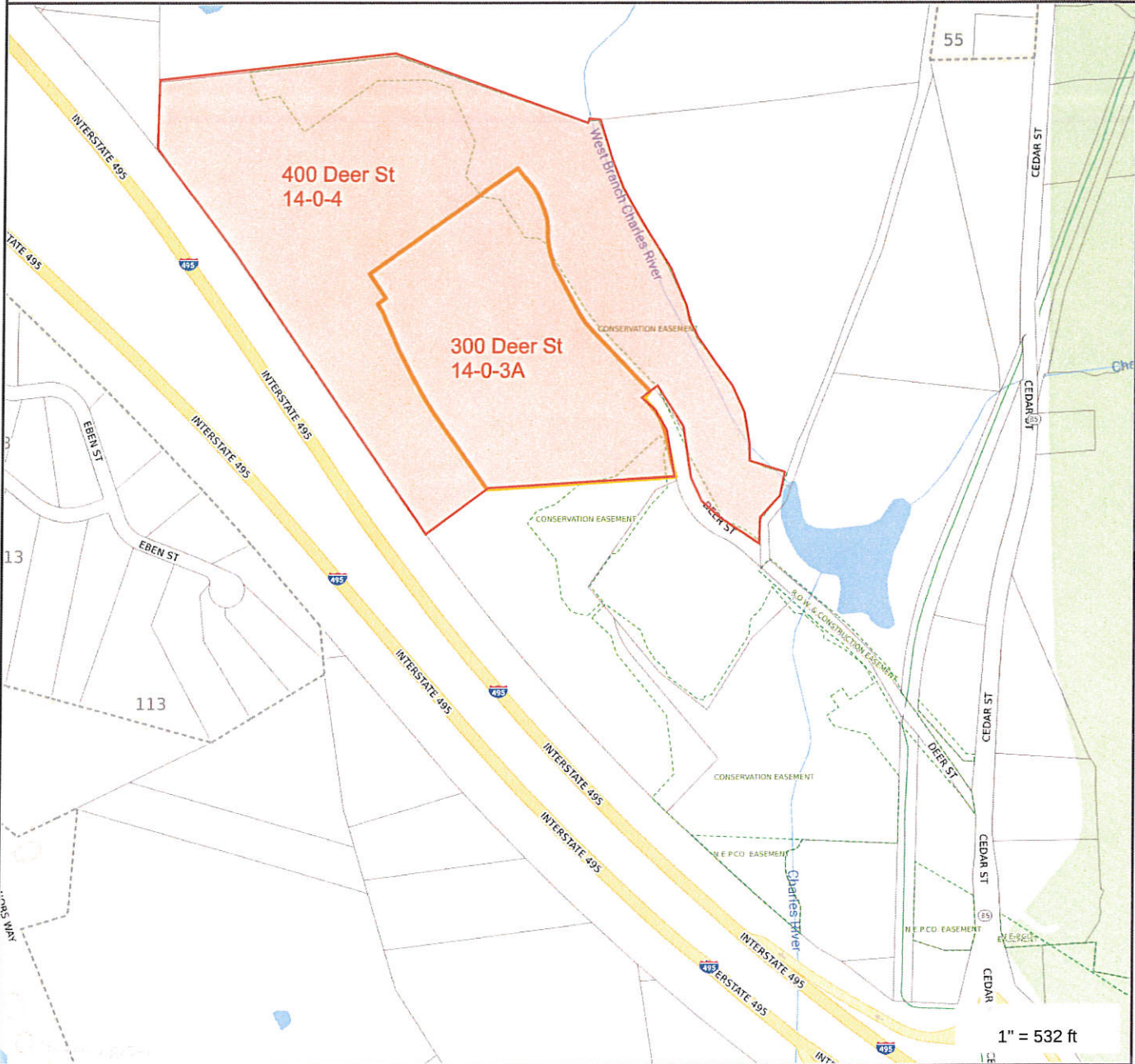
Fee and Copy to Legal Date: \_\_\_\_\_ Copy to Town Clerk Date: 3/4/2020



ID	Site Address	Owner	Owner 2	Address	City	State	Zipcode
300 ft.							
Subject Properties -	300 - 400 Deer St.						
Abutters							
19-0-19	80 DEER ST	GUTIERREZ ARTURO J CATALDO JOHN A	GUTIERREZ ARTHUR JR TR CEDAR STREET REALTY TRUST	200 WHEELER ROAD	BURLINGTON	MA	01803
14-0-3A	300 DEER ST	GUTIERREZ ARTURO CATALDO JOHN	GUTIERREZ ARTHUR JR TRUSTEES CEDAR STREET REALTY TRUST	200 WHEELER ROAD	BURLINGTON	MA	01803
15-0-4B	200 DEER ST	FAIRFIELD MILFORD LIMITED PART		7301 N. SH-161, SUITE 260	TX	75039	
14-0-6	REAR I 495	TOWN OF MILFORD	C/O CONSERVATION COMMISSION	52 MAIN ST	MILFORD	MA	01757
3-0-C	CEDAR ST	TOWN OF MILFORD	C/O CONSERVATION COMMISSION	52 MAIN ST	MILFORD	MA	01757
14-0-5	REAR I 495	TOWN OF MILFORD	CONSERVATION COMMISSION	52 MAIN ST	MILFORD	MA	01757
15-0-B	REAR CEDAR ST	TOWN OF MILFORD	CONSERVATION COMMISSION	52 MAIN ST	MILFORD	MA	01757
15-0-17	REAR CEDAR ST	TOWN OF MILFORD	CONSERVATION COMMISSION	52 MAIN ST	MILFORD	MA	01757
15-0-4C	100 DEER ST	JMDH REAL ESTATE OF MILFORD LLC	C/O JETRO CASH & CARRY ENTERPRISES LLC	15-24 132ND ST	COLLEGE POINT	NY	11356
15-0-3	REAR CEDAR ST	MILFORD WATER CO		66 DILLA ST	MILFORD	MA	01757



Assessors Map



Property Information

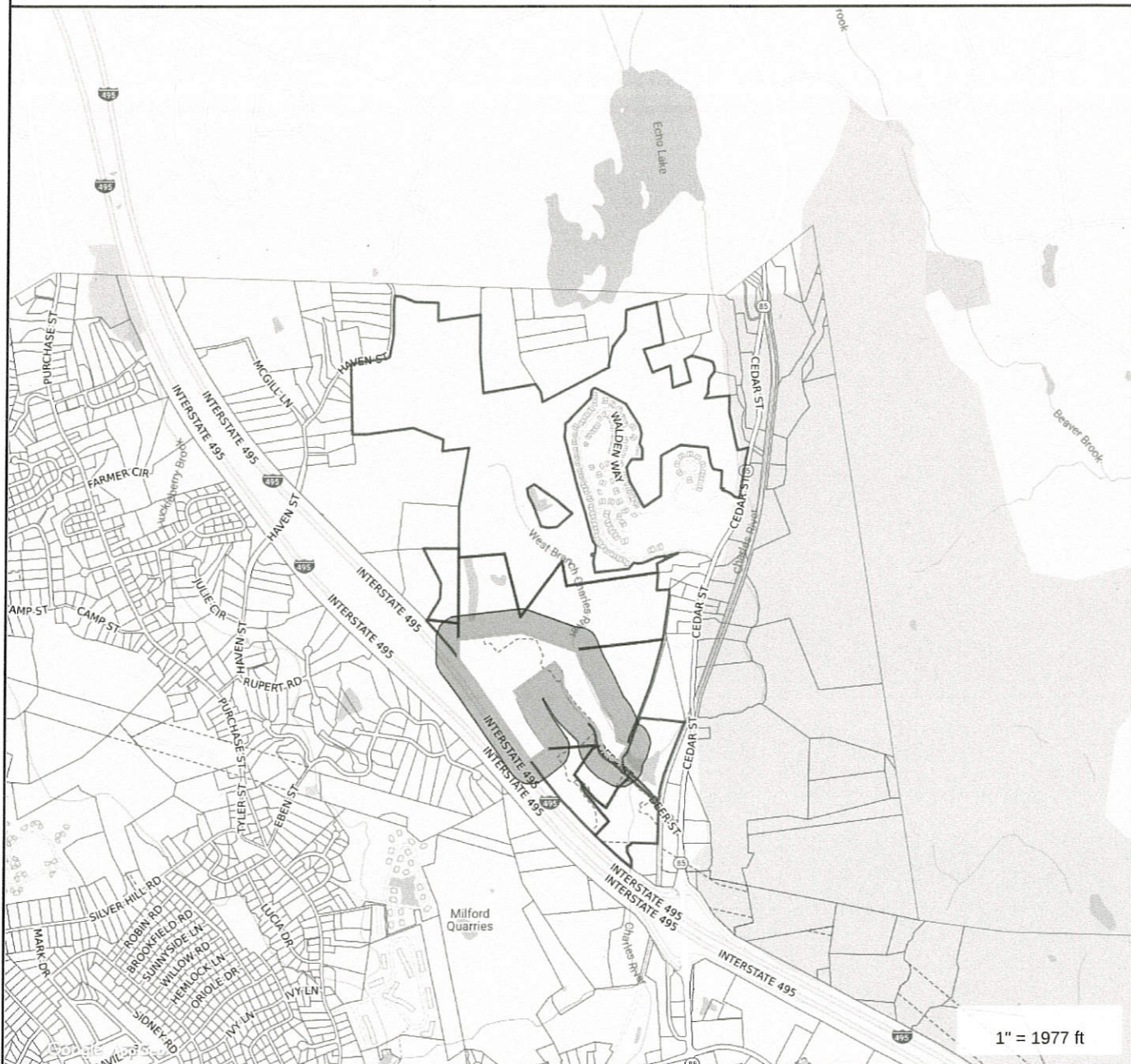
Property ID 14-0-3A  
Location 300 DEER ST  
Owner GUTIERREZ ARTURO CATALDO JOHN



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018  
Data updated 11/16/2018

**Property Information**

**Property ID** 14-0-4  
**Location** 400 DEER ST  
**Owner** GUTIERREZ ARTURO J & ARTHUR J JR



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Milford, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated March 2018  
Data updated 11/16/2018



GUTIERREZ ARTURO J CATALDO JOHN A  
GUTIERREZ ARTHUR JR TR CEDAR STREET  
REALTY TRUST  
200 WHEELER ROAD  
BURLINGTON, MA 01803

GUTIERREZ ARTURO CATALDO JOHN  
GUTIERREZ ARTHUR J JR TRUSTEES CEDAR  
STREET REALTY TRUST  
200 WHEELER ROAD  
BURLINGTON, MA 01803

FAIRFIELD MILFORD LIMITED PART  
7301 N. SH-161, SUITE 260  
IRVING, TX 75039

TOWN OF MILFORD C/O CONSERVATION  
COMMISSION  
52 MAIN ST  
MILFORD, MA 01757

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COMMISSION  
52 MAIN ST  
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TOWN OF MILFORD CONSERVATION  
COMMISSION  
52 MAIN ST  
MILFORD, MA 01757

JMDH REAL ESTATE OF MILFORD LLC C/O  
JETRO CASH & CARRY ENTERPRISES LLC  
15-24 132ND ST  
COLLEGE POINT, NY 11356

MILFORD WATER CO  
66 DILLA ST  
MILFORD, MA 01757



### LIST OF EXHIBITS

1)	Civil Engineering Plans by SMMA dated March 13, 2020
2)	Technical Report by SMMA dated March 13, 2020
2a)	Site Plan Renderings by SMMA dated March 13, 2020
3)	Architectural drawings including unit plans by Cube 3 architects dated March 13, 2020
4)	Traffic Report by TEC, Inc. dated March 13, 2020



Exhibit 1 - Civil Engineering Plans by SMMA dated March 13, 2020









**THE  
GUTIERREZ  
COMPANY**

## RESIDENCES AT STONE RIDGE PHASE II

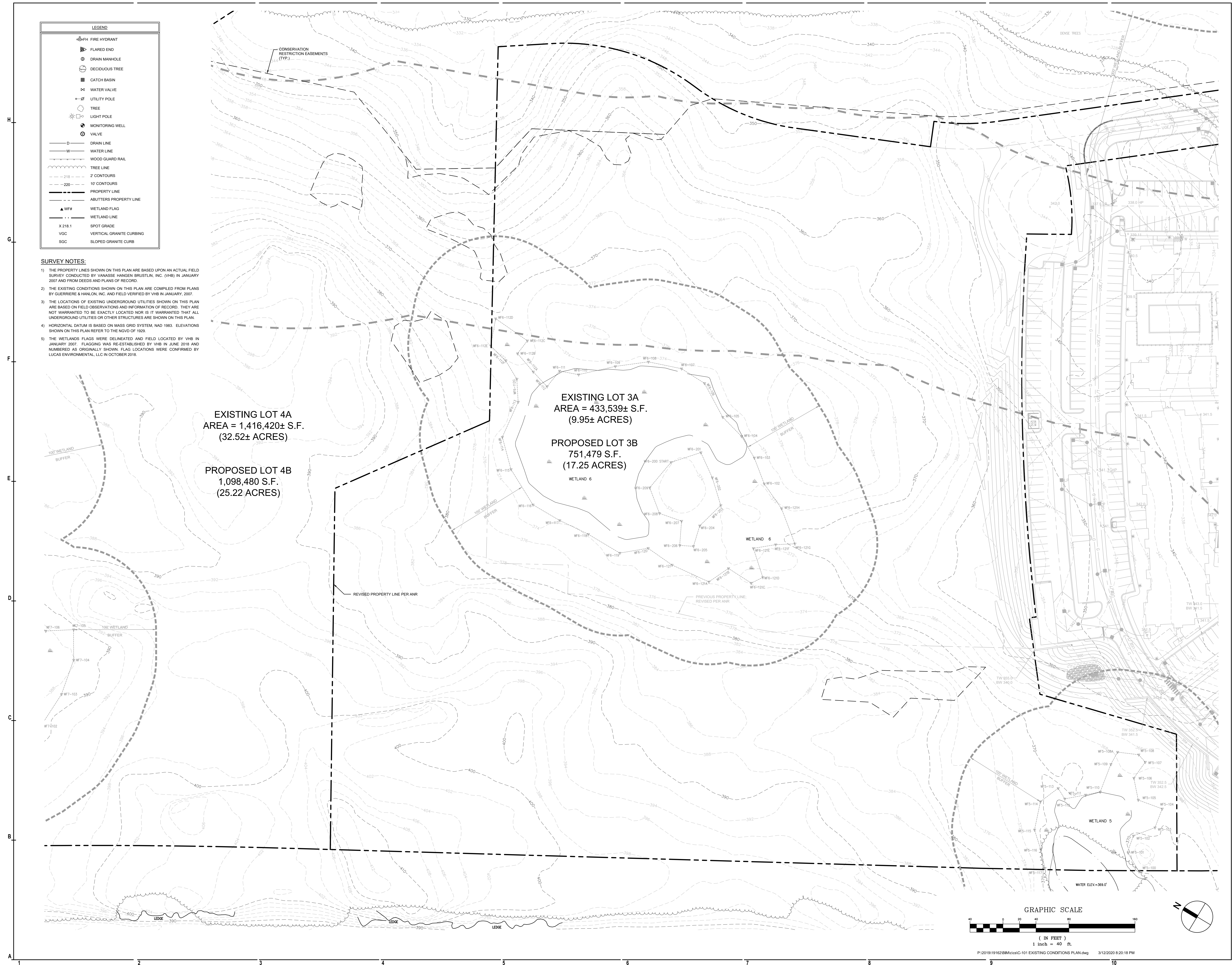
300 - 400 DEER STREET  
MILFORD, MA

[illegible]

SCALE	1"=
DRAWN BY	W
CHECK BY	J
PROJ.ARCH/ENGR.	J
PROJ. MGR.	S
JOB NO.	19

# EXISTING CONDITIONS PLAN

# C-101







THE  
GUTIERREZ  
COMPANY

RESIDENCES AT  
STONE RIDGE  
PHASE II

300 - 400 DEER STREET  
MILFORD, MA

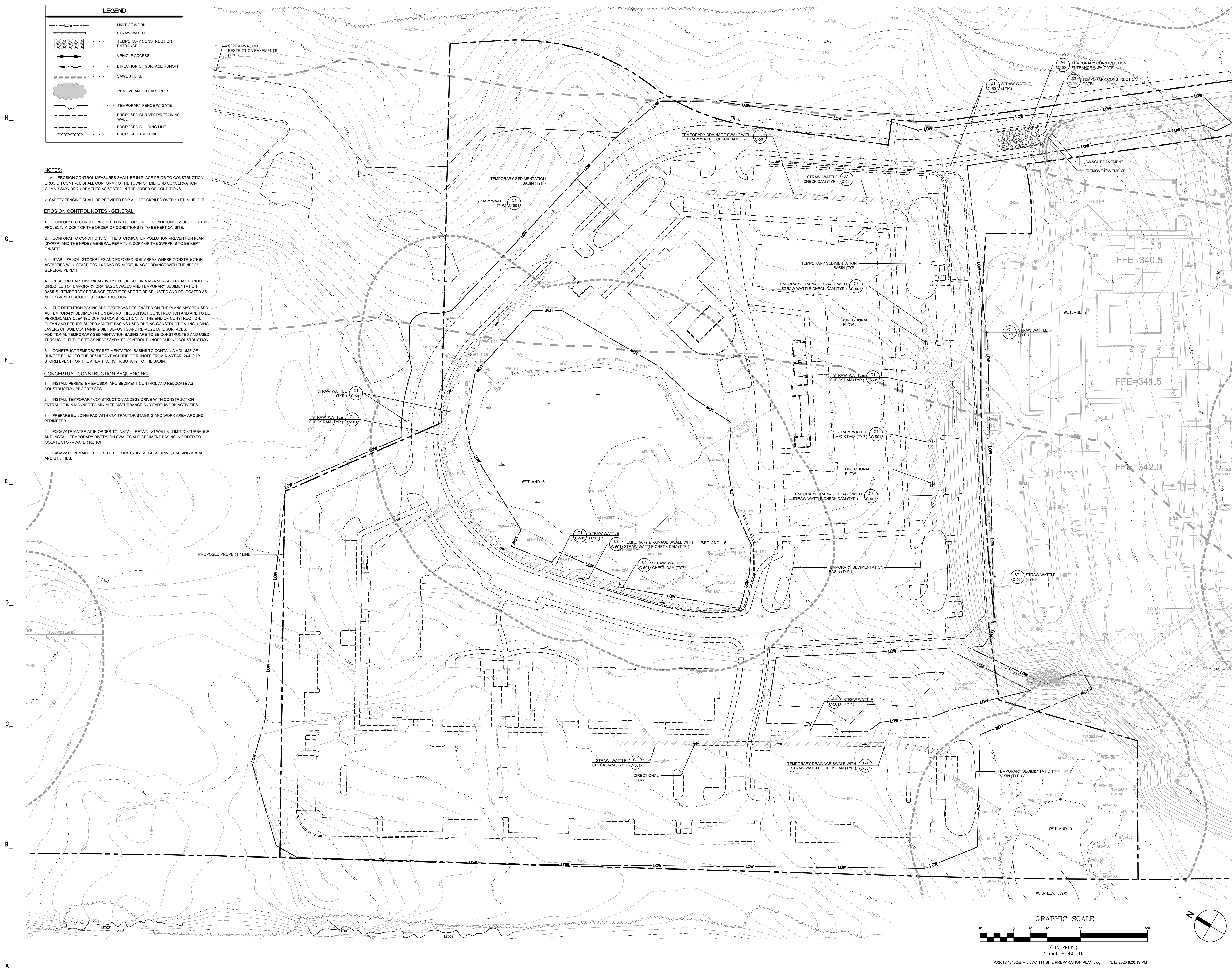
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01/26/2020 PROJECT ELIGIBILITY APPLICATION  
MARK DATE DESCRIPTION  
ISSUE LOG  
△ = CLOUDED CHANGE



SCALE 1"=40'  
DRAWN BY WWP  
CHECK BY JAH  
PROJ. ARCH. ENGR. JAH  
PROJ. MGR. SAV  
JOB NO. 19162  
© SYMMES, MAINI & MCKEE ASSOCIATES, INC. 2020

SITE  
PREPARATION  
PLAN

C-111





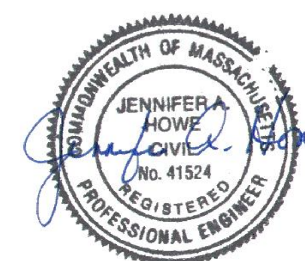


THE GUTIERREZ COMPANY

RESIDENCES AT  
STONE RIDGE  
PHASE II

300 - 400 DEER STREET  
MILFORD, MA




03/13/2020	COMPREHENSIVE PERMIT
01/16/2020	PROJECT ELIGIBILITY APPLICATION
MARK DATE:	DESCRIPTION:
ISSUE LOG	
△ = CLOUDED CHANGE	



SCALE	1"=40'
DRAWN BY	WVP
CHECK BY	JAH
PROJARCH/ENGR.	JAH
PROJ. MGR.	SAV
JOB NO.	19162
© SYMMES, MAINI & MCKEE ASSOCIATES, INC. 2020	

LAYOUT &  
MATERIALS  
PLAN

LEGEND	
	BOLLARD
	SIGN
	LIGHTPOLE BASE (PEDESTRIAN)
	LIGHTPOLE BASE (PARKING LOT)
	RETAINING WALL
	VERTICAL GRANITE CURB
	PRECAST OR INTEGRAL CONC. CURB
	ACCESS GRANITE CURB
	BITUMINOUS CONCRETE CURB
	CROSSWALK
	ACCESSIBLE CURB CUT W/ TRANSITION CURB
	HANDICAP PARKING
	PARKING COUNTS (GARAGE)
	PARKING COUNTS (ACCESSIBLE)
	BUILDING
	REINFORCED TURF
	WOOD GUARDRAIL
	POOL AREA FENCE
	TREE LINE
	CHAIN LINK FENCE

PARKING AND TRAFFIC SIGNS					
SIGN	SIGN NUMBER	SIGN OF SIGN		DESCRIPTION	MOUNT HEIGHT (TO BOTTOM)
		WIDTH	HEIGHT		
	R1-1	30"	30"	WHITE ON RED	7'-0"
	R7-8	12"	18"	BLUE & GREEN ON WHITE	5'-6"
	R7-8P	18"	6"	GREEN ON WHITE	5'-0"

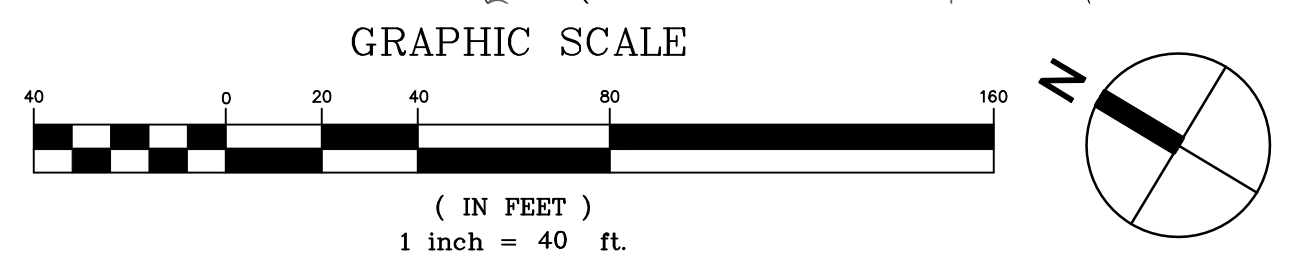
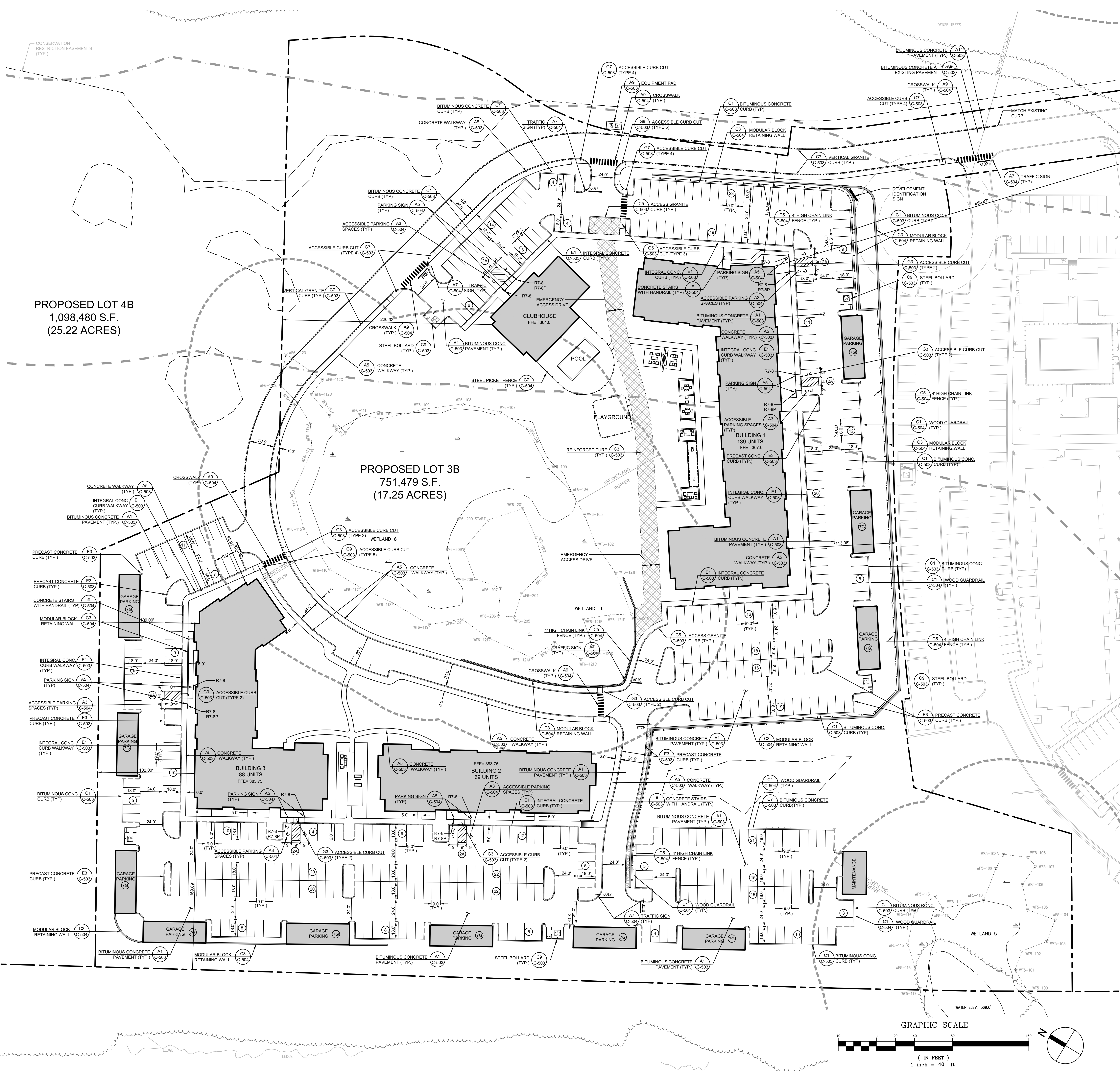
ZONING - BUSINESS PARK (BP)		
	REQUIRED	PROPOSED
FRONT YARD SETBACK (FT)	25	455.87'
SIDE YARD SETBACK (FT)	0	113.08'
REAR YARD SETBACK (FT)	0	100.0'
MAX BUILDING COVERAGE (%)	35	9.4
MAX FLOOR AREA RATIO	0.50	0.44
MIN. OPEN SPACE (%)	20	55.8
MAX. HEIGHT (FT)	60	60
MAX. HEIGHT (STORIES)	5	5
INT. PARKING LOT LANDSCAPE (%)	10	>10
LANDSCAPE BUFFER STRIP (FT)	15	>15

\* PRINCIPAL USE STRUCTURES ONLY

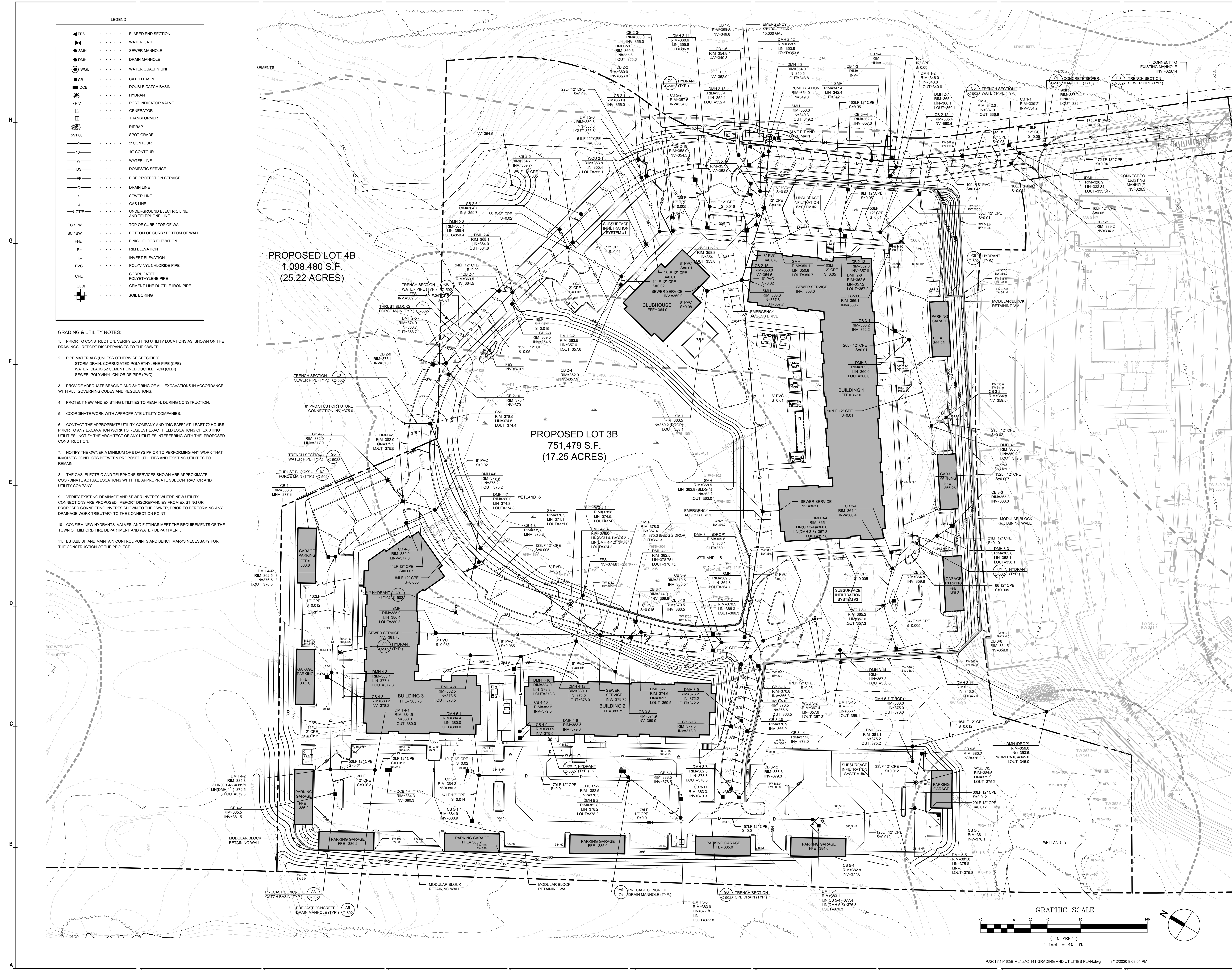
PARKING SUMMARY	
REGULAR PARKING SPACES	470 PARKING SPACES
GARAGE PARKING SPACES	77 PARKING SPACES
ACCESSIBLE PARKING SPACES	12 PARKING SPACES
TOTAL PARKING SPACES	559 PARKING SPACES
PARKING RATIO	1.89 SPACES PER UNIT

LAYOUT & MATERIALS NOTES:

- DIMENSIONS SHOWN OFF THE BUILDING ARE FROM THE EXTERIOR FACE OF THE FOUNDATION WALL.
- DIMENSIONS SHOWN IN THE PARKING LOTS AND ROADWAYS ARE FROM THE FACE OF CURB, CENTERLINE OF STRIPING, AND EDGE OF PAVEMENT.
- DIMENSIONS SHOWN IN THE CONCRETE WALKWAYS AND PLAZAS ARE FROM SCORE JOINTS, EXPANSIONS JOINTS, AND EDGE OF CONCRETE.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF DOORS.
- COORDINATE WORK IN THE TOWN RIGHT-OF-WAY WITH THE MILFORD DEPARTMENT OF PUBLIC WORKS.
- INSTALL GUARDRAIL SO THAT FACE OF RAIL IS 2'-0" FROM FACE OF CURB, UNLESS NOTED OTHERWISE.
- LIGHTPOLE BASES IN LAWN AREAS ARE TO BE INSTALLED SO THAT THE CENTER OF BASE IS 3'-0" AWAY FROM THE FACE OF CURB OR EDGE OF PAVED AREA, UNLESS OTHERWISE NOTED.
- INSTALL SITE FEATURES AND FURNISHINGS TO MEET ADA AND MAAB REQUIREMENTS FOR ACCESSIBILITY; NOTIFY THE ARCHITECT OF POTENTIAL CONFLICTS PRIOR TO INSTALLING.

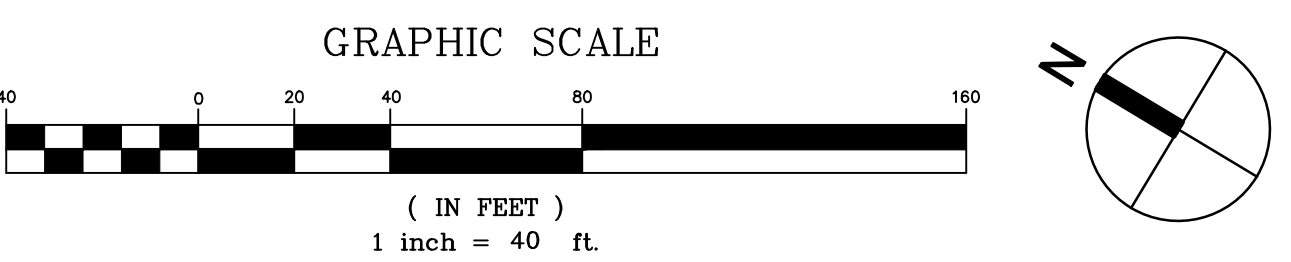




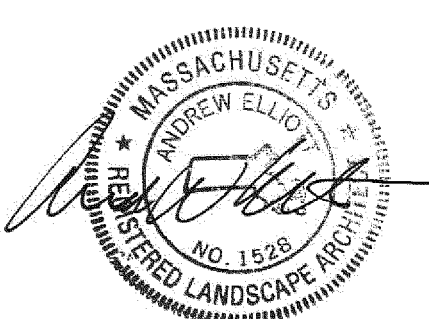


GRADING & UTILITY NOTES:

1. PRIOR TO CONSTRUCTION, VERIFY EXISTING UTILITY LOCATIONS AS SHOWN ON THE DRAWINGS. REPORT DISCREPANCIES TO THE OWNER.
2. PIPE MATERIALS (UNLESS OTHERWISE SPECIFIED):  
STORM DRAIN: CORRUGATED POLYETHYLENE PIPE (CPE)  
WATER: CLASS 52 CEMENT LINED DUCTILE IRON (CLDI)  
SEWER: POLYVINYL CHLORIDE PIPE (PVC)
3. PROVIDE ADEQUATE BRACING AND SHORING OF ALL EXCAVATIONS IN ACCORDANCE WITH ALL GOVERNING CODES AND REGULATIONS.
4. PROTECT NEW AND EXISTING UTILITIES TO REMAIN, DURING CONSTRUCTION.
5. COORDINATE WORK WITH APPROPRIATE UTILITY COMPANIES.
6. CONTACT THE APPROPRIATE UTILITY COMPANY AND "DIG SAFE" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATIONS OF EXISTING UTILITIES. NOTIFY THE ARCHITECT OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION.
7. NOTIFY THE OWNER A MINIMUM OF 5 DAYS PRIOR TO PERFORMING ANY WORK THAT INVOLVES CONFLICTS BETWEEN PROPOSED UTILITIES AND EXISTING UTILITIES TO REMAIN.
8. THE GAS, ELECTRIC AND TELEPHONE SERVICES SHOWN ARE APPROXIMATE. COORDINATE ACTUAL LOCATIONS WITH THE APPROPRIATE SUBCONTRACTOR AND UTILITY COMPANY.
9. VERIFY EXISTING DRAINAGE AND SEWER INVERTS WHERE NEW UTILITY CONNECTIONS ARE PROPOSED. REPORT DISCREPANCIES FROM EXISTING OR PROPOSED CONNECTING INVERTS SHOWN TO THE OWNER, PRIOR TO PERFORMING ANY DRAINAGE WORK TRIBUTARY TO THE CONNECTION POINT.
10. CONFIRM NEW HYDRANTS, VALVES, AND FITTINGS MEET THE REQUIREMENTS OF THE TOWN OF MILFORD FIRE DEPARTMENT AND WATER DEPARTMENT.
11. ESTABLISH AND MAINTAIN CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE CONSTRUCTION OF THE PROJECT.





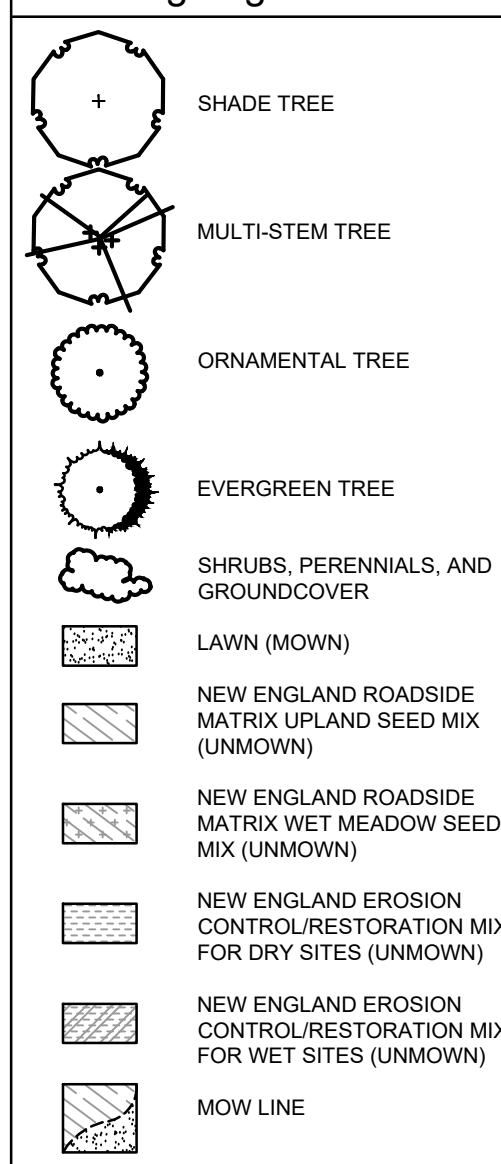
THE  
GUTIERREZ COMPANYRESIDENCES AT  
STONE RIDGE  
PHASE II300 - 400 DEER STREET  
MILFORD, MA03/13/2020 COMPREHENSIVE PERMIT  
01/18/2020 PROJECT ELIGIBILITY APPLICATION  
MARK DATE DESCRIPTION  
ISSUE LOG  
△ = CLOUDIED CHANGESCALE 1"=40'  
DRAWN BY MTC  
CHECK BY AWE  
PROJ.ARCH/ENGR. JAN  
PROJ.MGR. SAV  
JOB NO. 19162  
© SYMMES, MAINI & MCKEE ASSOCIATES, INC. 2020PLANTING  
PLAN

C-151

## Plant Schedule

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
AC	3	Abies concolor	White Fir	B & B	7' - 8' HT.
AM	3	Amelanchier canadensis	Shadblow Serviceberry	B & B	7' - 8' HT.
AR	20	Acer rubrum 'October Glory'	Red Maple	B & B	2.5'-3" CAL
AS	11	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2.5'-3" CAL
BN	5	Betula nigra	River Birch - Multi-stem	B & B	8' - 10' HT.
CJ	3	Cercidiphyllum japonicum	Katsura Tree	B & B	8' - 10' HT.
CC	9	Cercis canadensis	Eastern Redbud	B & B	2.0'-2.5" CAL
CF	10	Cornus Florida	Flowering Dogwood	B & B	8' - 10' HT.
CM	2	Cercis canadensis - Multi Stem	Eastern Redbud	B & B	2.0'-2.5" CAL
GT	23	Gleditsia triacanthos 'Inermis'	Honeylocust	B & B	2.5'-3" CAL
HV	2	Hamamelis virginiana	Witch Hazel	B & B	7' - 8' HT.
LT	18	Liriodendron tulipifera	Tulip Tree	B & B	2.5'-3" CAL
LS	8	Liquidambar styraciflua 'Slender Silhouette'	Columnar Sweetgum	B & B	2.0'-2.5" CAL
MS	5	Malus x 'Snowdrift'	Snowdrift Crab Apple	B & B	2.0'-2.5" CAL
ML	7	Magnolia soulangeana	Saucer Magnolia	B & B	2.0'-2.5" CAL
MV	3	Magnolia virginiana	Sweetbay Magnolia	B & B	7' - 8' HT.
NS	2	Nissa sylvatica	Black Gum	B & B	2.5'-3" CAL
PS	14	Pinus strobus	White Pine	B & B	8' - 10' HT.
QB	2	Quercus bicolor	Swamp White Oak	B & B	2.0'-2.5" CAL
QR	4	Quercus rubra	Red Oak	B & B	2.0'-2.5" CAL
TD	6	Taxodium distichum	Bald Cypress	B & B	2.5'-3" CAL

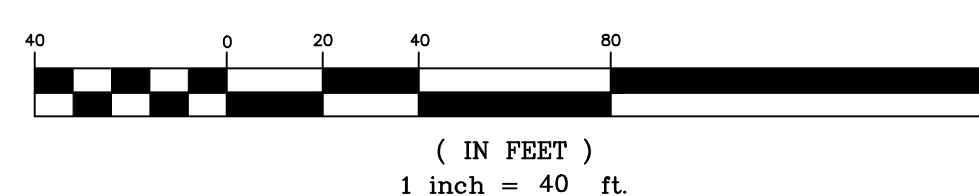
## Planting Legend



## General Planting Notes

1. REFER TO SPEC FOR FULL PLANTING NOTES.
2. NEW PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOC. OF NURSERYMEN, INC. IN ADDITION, NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.
3. NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER-GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
4. SUPPLY ALL NEW PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING SHOWN ON THE DRAWINGS.
5. PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE.
6. PLANTS SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
7. LOCATE AND VERIFY EXISTING UTILITY LINES PRIOR TO PLANTING AND REPORT CONFLICTS TO THE ARCHITECT.
8. DO NOT PLANT TREES BEFORE ROUGH GRADING HAS BEEN ACCEPTED.
9. TREES SHALL BEAR THE SAME RELATIONSHIP TO GRADE AS THEY BORE TO PREVIOUS GRADE.
10. STATE LOCATION OF PROPOSED PLANTING FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO THE COMMENCEMENT OF PLANTING.
11. PREPARE SHRUB PLANTING BEDS TO A MINIMUM DEPTH OF EIGHTEEN INCHES (18") WITH LOAM. ALL PLANT BEDS AND INDIVIDUAL TREE PITS SHALL RECEIVE THREE INCHES (3") OF BARK MULCH.
12. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED, STOLEN, DEAD, DECLINING OR LOST MATERIAL UNTIL COMPLETION OF MAINTENANCE PERIODS OR GUARANTEE PERIODS.
13. AREAS TO BE SEEDING OR SODDED SHALL RECEIVE SIX INCHES (6") OF LOAM, MEASURED AFTER COMPACTION, PRIOR TO SEEDING.
14. EXISTING LAWN AREAS DESIGNATED TO REMAIN SHALL BE AERATED, FERTILIZED AND OVERSEED.
15. IN ADDITION TO LOCATIONS DEFINED FOR SEED ON THE PLANTING PLAN, ALSO SEED GRASS AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION.
16. AREAS INDICATED AS LAWN (WITHIN THE MOW LINE) ARE TO BE IRRIGATED VIA SPRAY. AREAS SHOWN AS SHRUBS, PERENNIALS, AND GROUND COVER ARE TO BE DRIP IRRIGATED.

## GRAPHIC SCALE





**THE  
GUTIERREZ  
COMPANY**

# RESIDENCES AT STONE RIDGE PHASE II

300 - 400 DEER STREET  
MILFORD, MA

[illegible]

03/13/2020	COMPREHENSIVE PERMIT
01/06/2020	PROJECT ELIGIBILITY APPLICATION
MARK: DATE:	DESCRIPTION:

△ = CLOUDED CHANGE



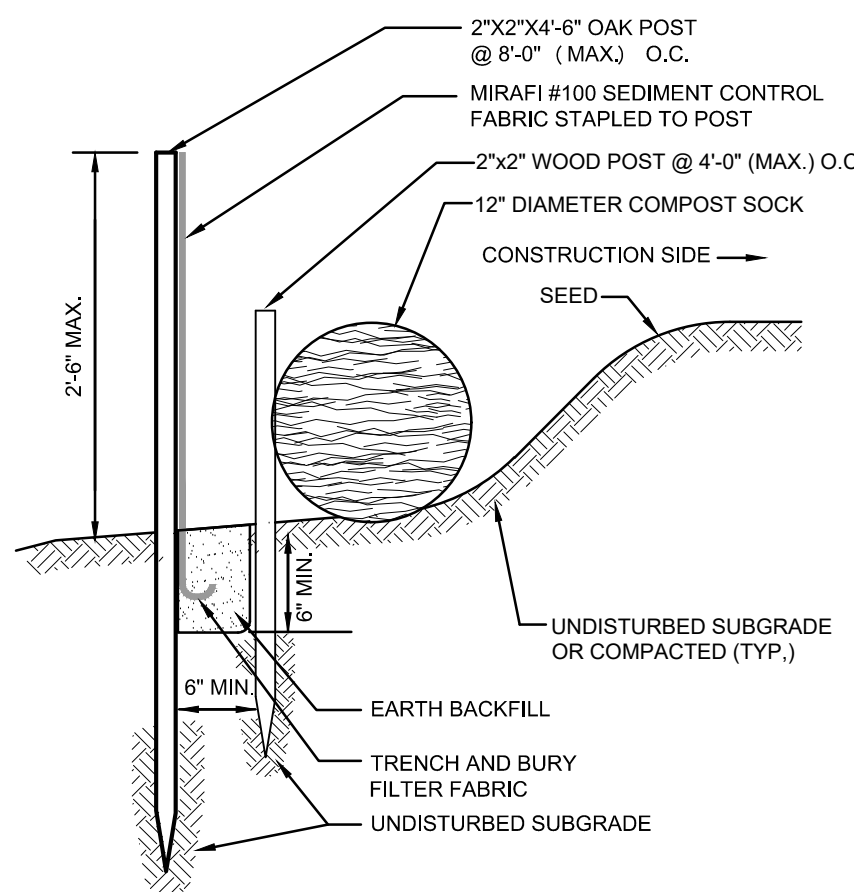
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CHECK BY	J
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PROJ. MGR.	S
JOB NO.	19

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## DETAILS I

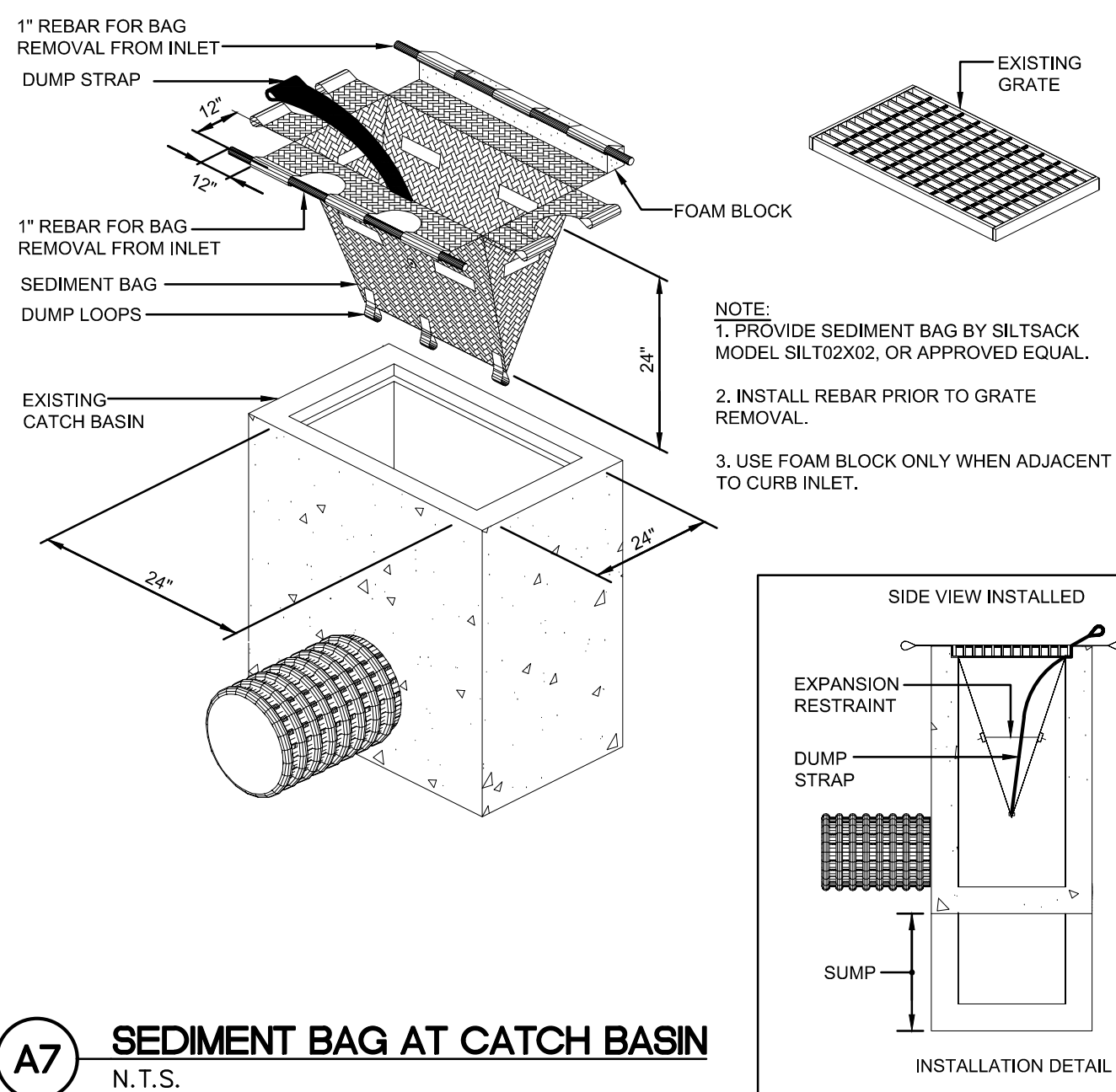
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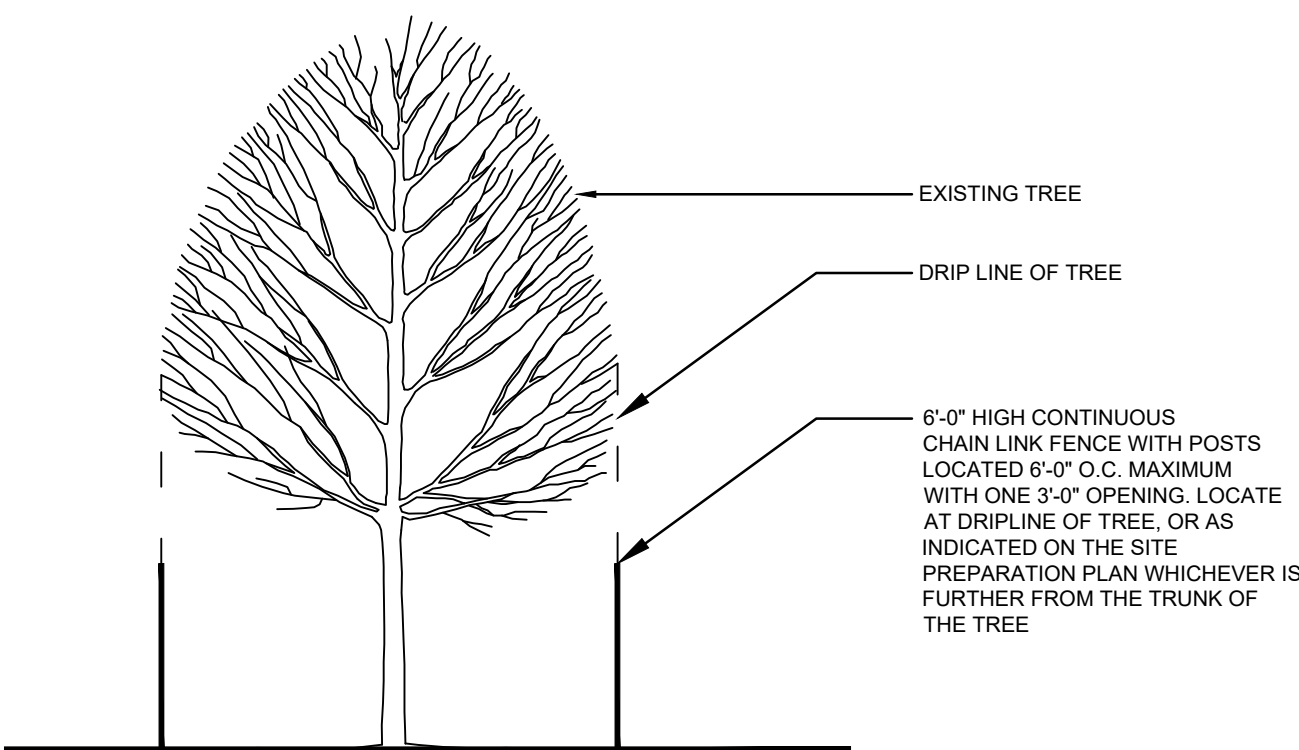


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INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

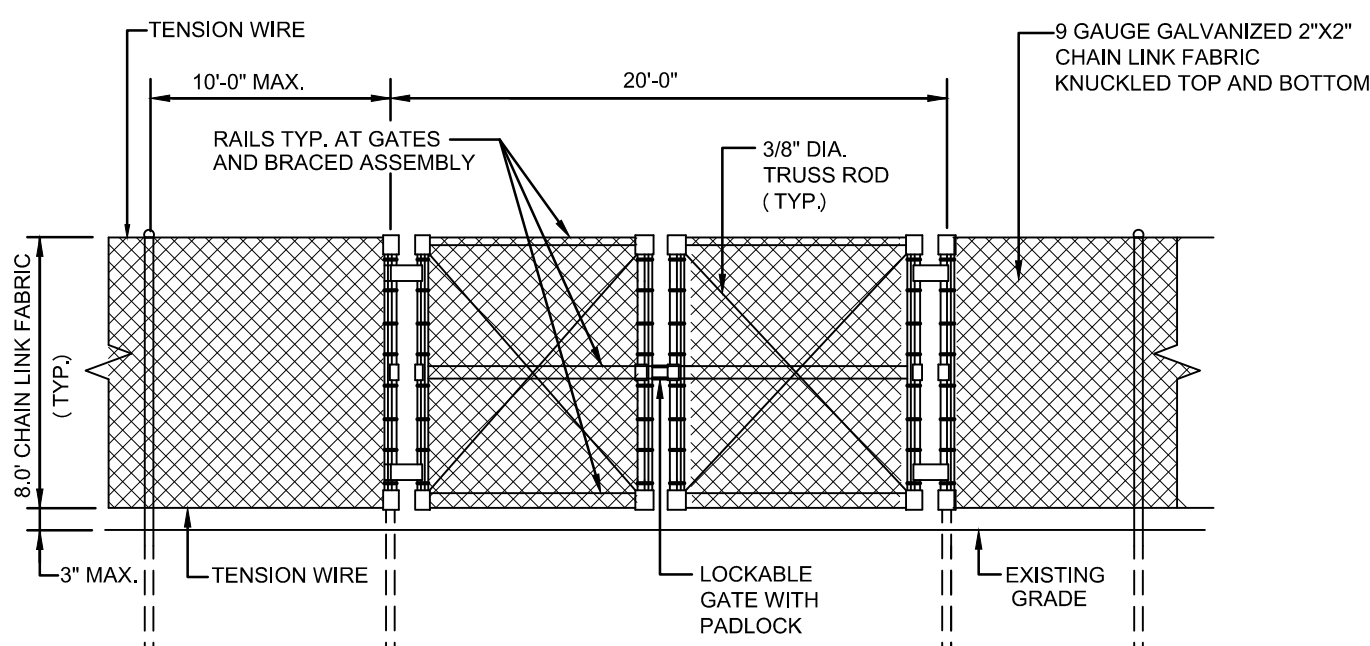
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N.T.S.



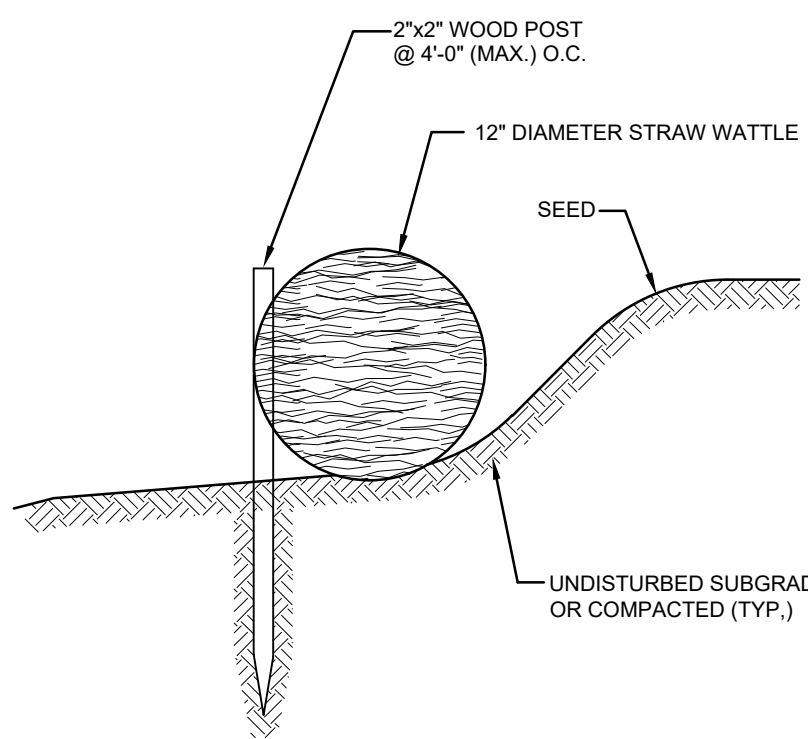
**A7 SEDIMENT BAG AT CATCH BASIN**  
N.T.S.



**A5 TREE PROTECTION DETAIL**  
N.T.S.

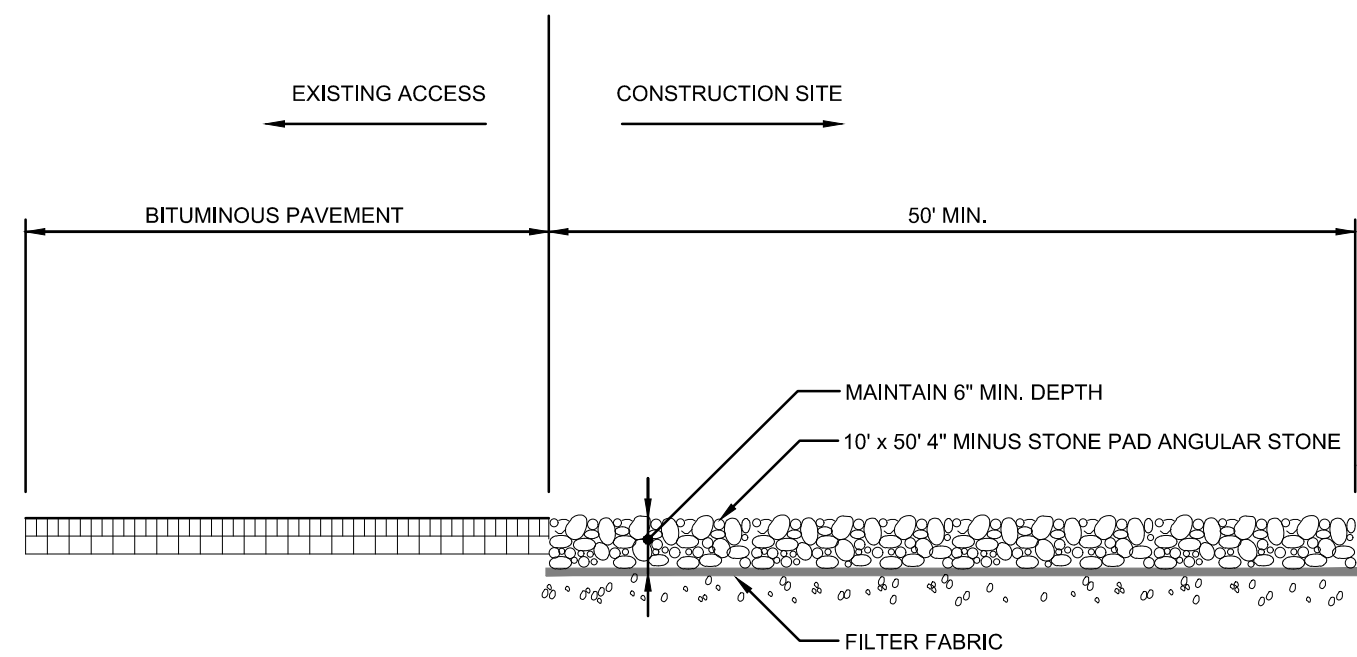


**A3** TEMPORARY CONSTRUCTION FENCE W/GATE  
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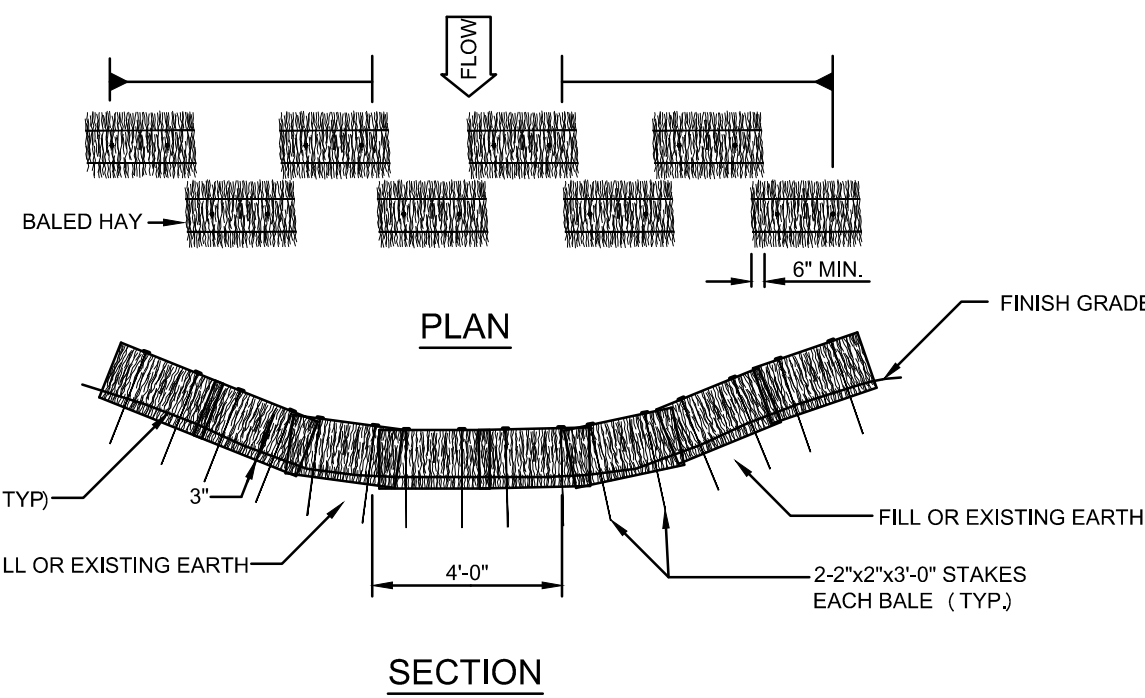


**NOTE:**  
INSTALL ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

**C1 STRAW WATTLE**  
N.T.S.



**A1** **TEMPORARY CONSTRUCTION ENTRANCE**  
N.T.S.



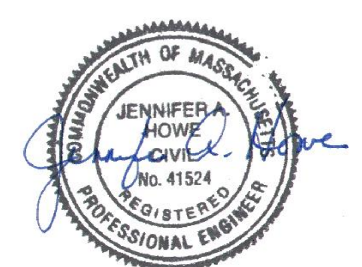
**C3** TEMPORARY DRAINAGE SWALE  
WITH HAYBALE EROSION CHECK DAM  
N.T.S.





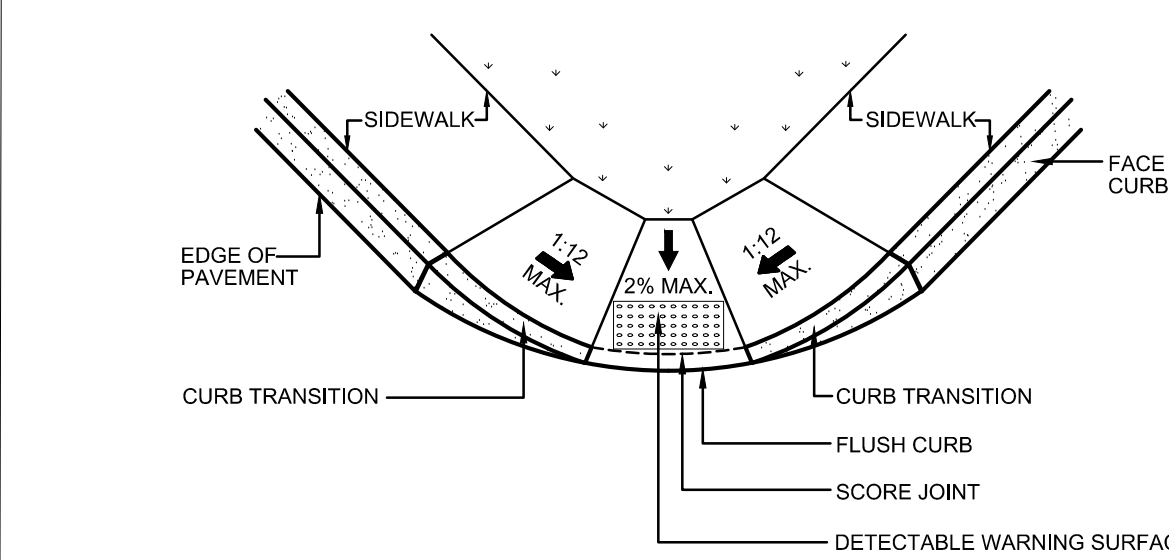


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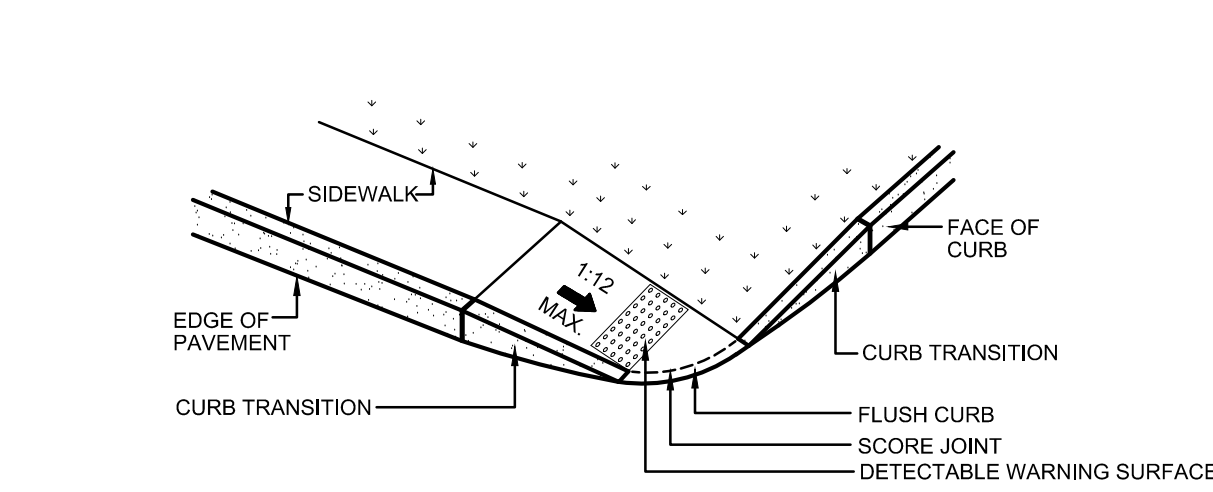


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CHECK BY	JAH
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PROJ. MGR.	SAV
JOB NO.	19162
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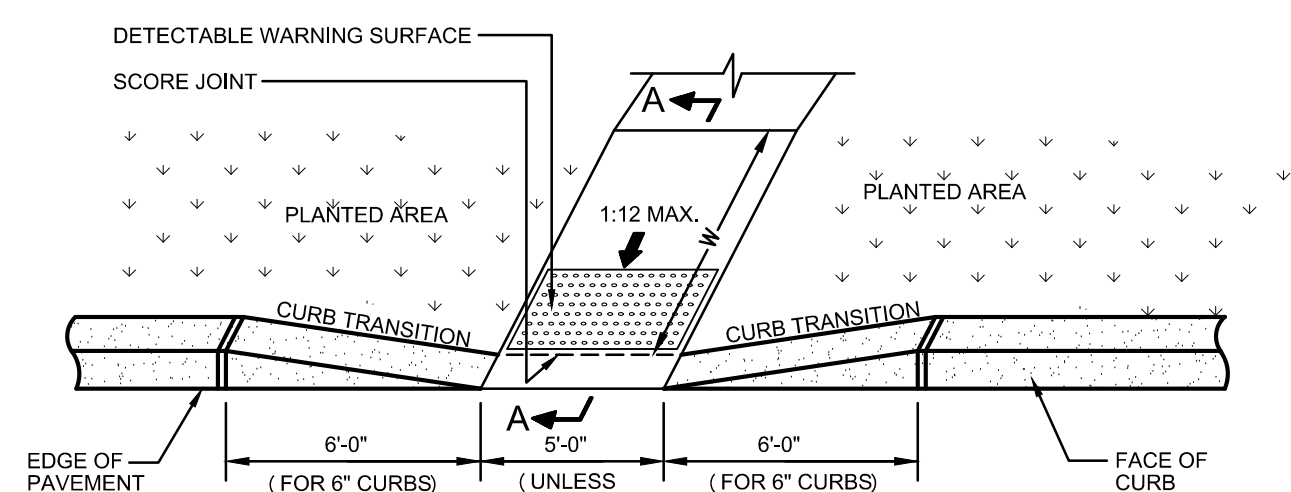
DETAILS III



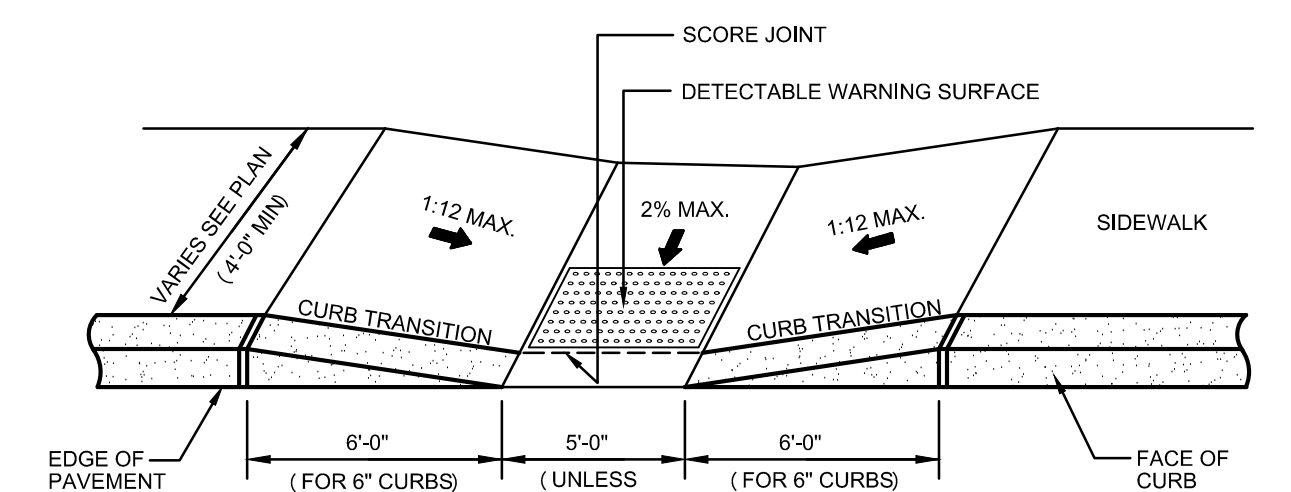
G9 ACCESSIBLE CURB CUT (TYPE 5)  
N.T.S.



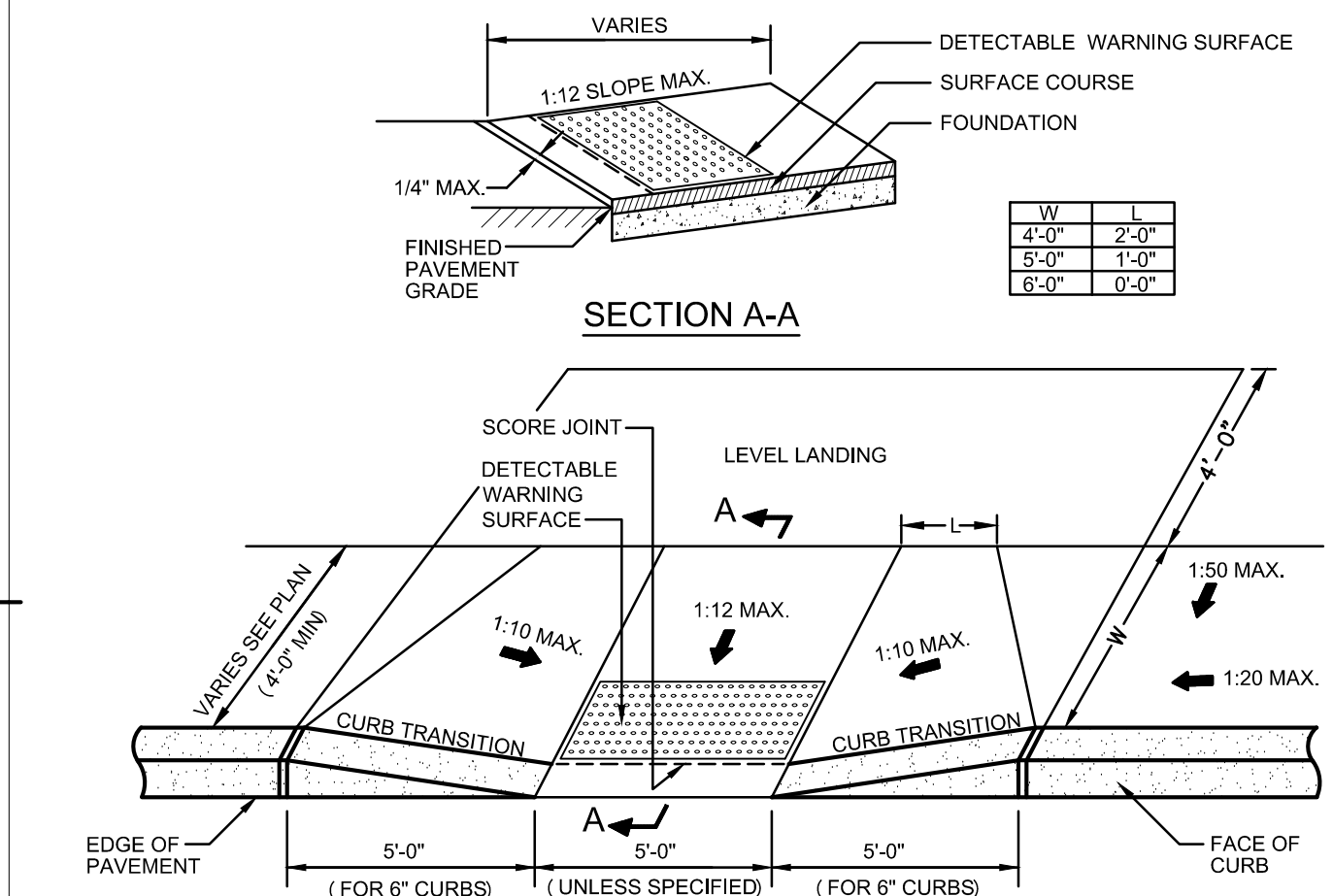
G7 ACCESSIBLE CURB CUT (TYPE 4)  
N.T.S.



G5 ACCESSIBLE CURB CUT (TYPE 3)  
N.T.S.



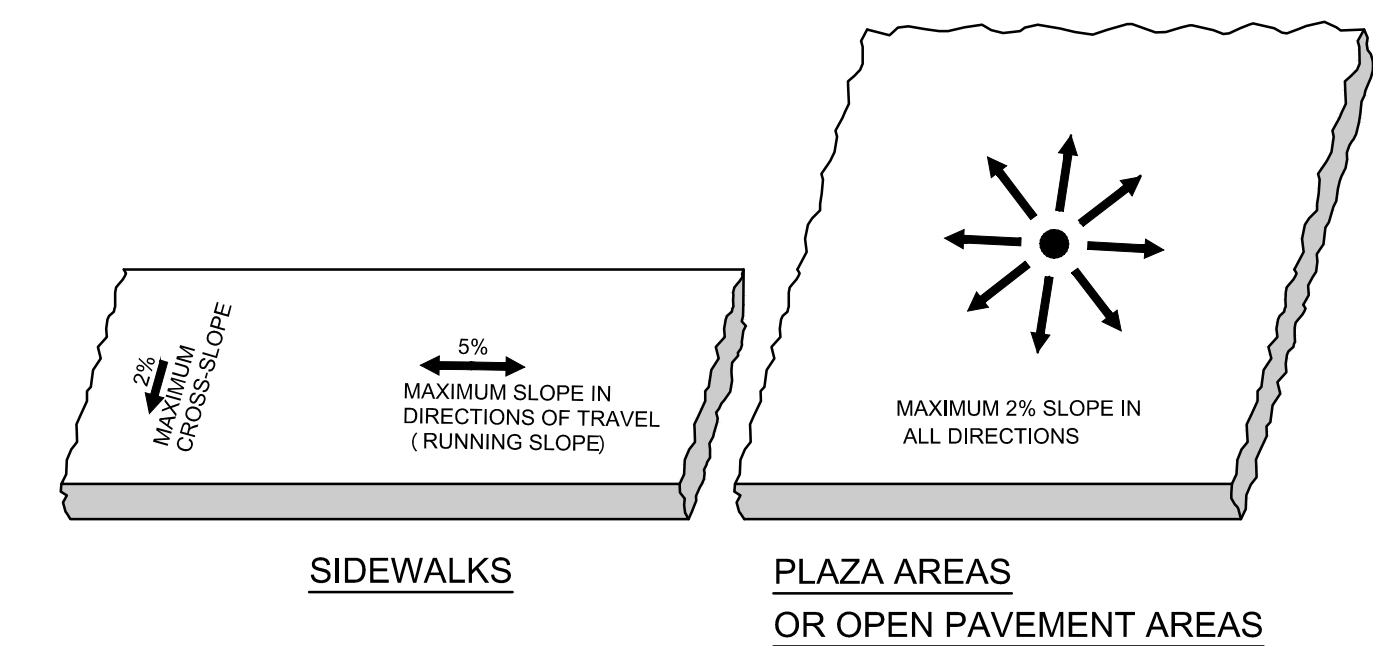
G3 ACCESSIBLE CURB CUT (TYPE 2)  
N.T.S.



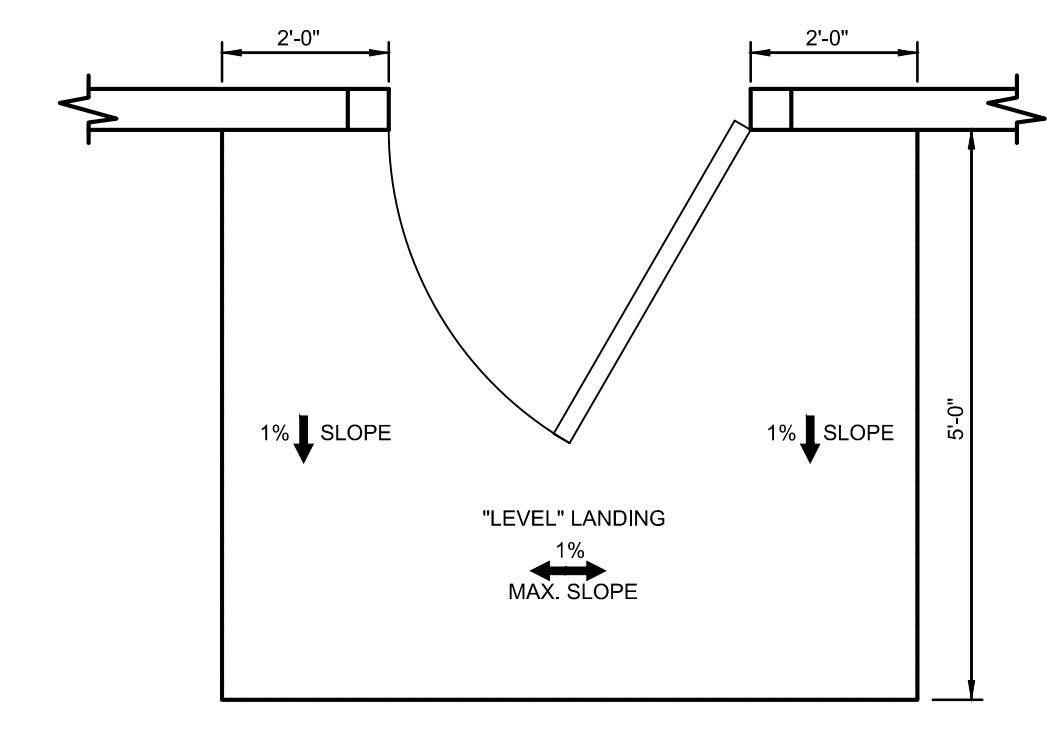
G1 ACCESSIBLE CURB CUT (TYPE 1)  
N.T.S.

- NOTES:**
- ACCESSIBLE PARKING SPACES:**
1. MAXIMUM SLOPE 2% IN ANY DIRECTION.
  2. LOCATE SIGN WITHIN 10' OF ACCESSIBLE SPACE.
  3. PROVIDE AN ACCESSIBLE CURB CUT AT EACH ACCESSIBLE BETWEEN ACCESSIBLE SPACES.
- SIDEWALKS AND PLAZAS:**
1. SLOPE REQUIREMENTS APPLY TO ALL WALKWAY SURFACES INCLUDING BITUMINOUS, PORTLAND CEMENT, PAVERS AND CHIPSEAL.
  2. SLOPE REQUIREMENTS APPLY TO ALL SIDEWALKS AND PLAZAS AND ARE NOT LIMITED TO ACCESSIBLE ROUTES.
  3. PROVIDE A 5' LEVEL LANDING AT ALL BUILDING DOORWAYS.
  4. IN THE EVENT OF DISCREPANCY BETWEEN THE MAXIMUM ACCESSIBLE CROSS SLOPE OR RUNNING SLOPE PER THE DETAILS AND THE GRADING SHOWN ON THE DRAWINGS, NOTIFY THE ARCHITECT PRIOR TO CONSTRUCTING THE PAVEMENT.
- CURB CUTS:**
1. PROVIDE FLUSH TRANSITION FROM CURB CUTS TO ADJACENT WALKS AND STREETS. FREE OF CHANGES IN LEVEL GREATER THAN 1/2-INCH.
  2. THE SLOPE OF THE LEVEL LANDING AT THE TOP OF THE CURB CUT SHALL NOT EXCEED 1% IN ANY DIRECTION.
  3. ALL CURB CUTS ARE TO BE CONSTRUCTED OUT OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE NOTED ON PLANS.
- LEVEL LANDINGS:**
1. PROVIDE LEVEL LANDINGS WITH MAXIMUM SLOPE IN ANY DIRECTION OF 1%.
- TACTILE WARNING DEVICES:**
1. EXTEND FULL WIDTH OF CURB RAMP AND A LENGTH OF 24 INCHES.
  2. MATERIAL CONTRASTS WITH ADJACENT MATERIAL BY AT LEAST 70%.
  3. DOME SIZE: HEIGHT: 0.2 INCHES  
BASE DIAMETER: 0.8 TO 1.4 INCHES  
TOP DIAMETER: 50% TO 60% OF BASE DIAMETER
  4. DOME SPACING: PATTERN: SQUARE GRID PATTERN  
CENTER-TO-CENTER: 1.6 TO 2.4 INCHES  
BASE TO BASE: 0.65 MINIMUM, BETWEEN CLOSEST DOMES IN GRID

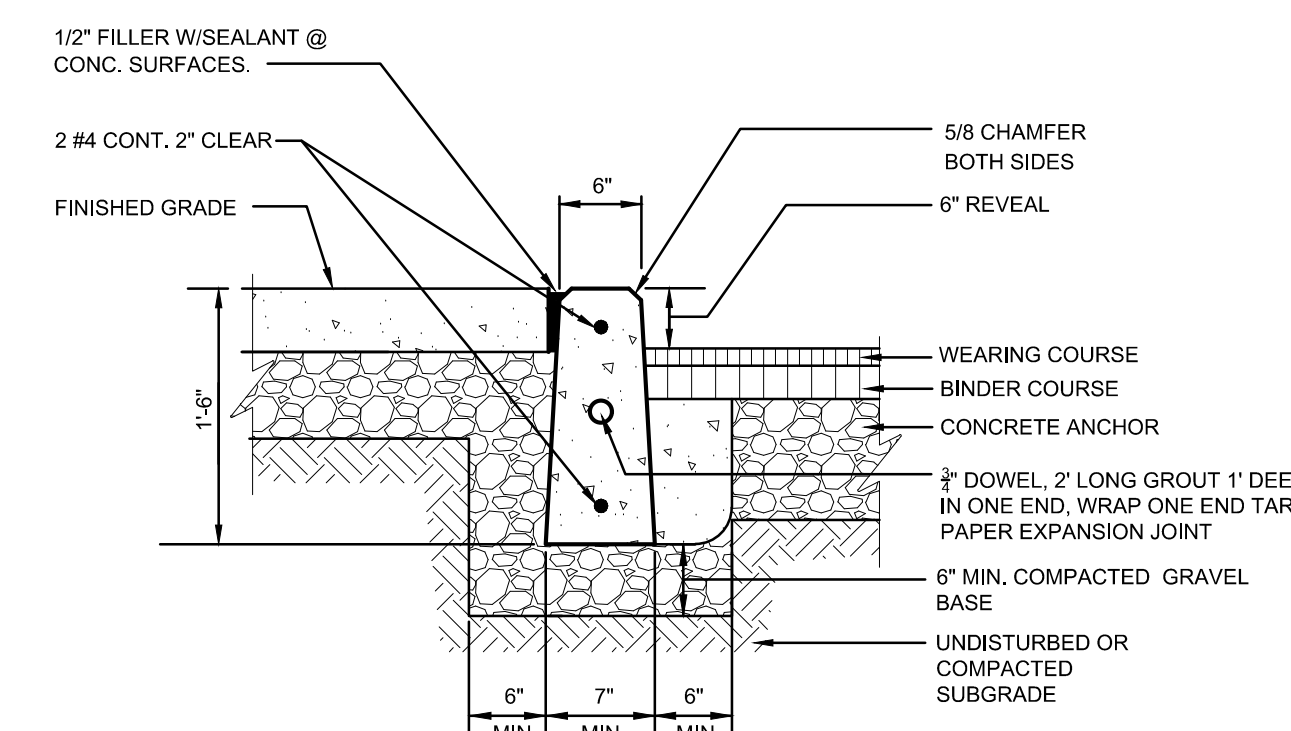
E9 NOTES  
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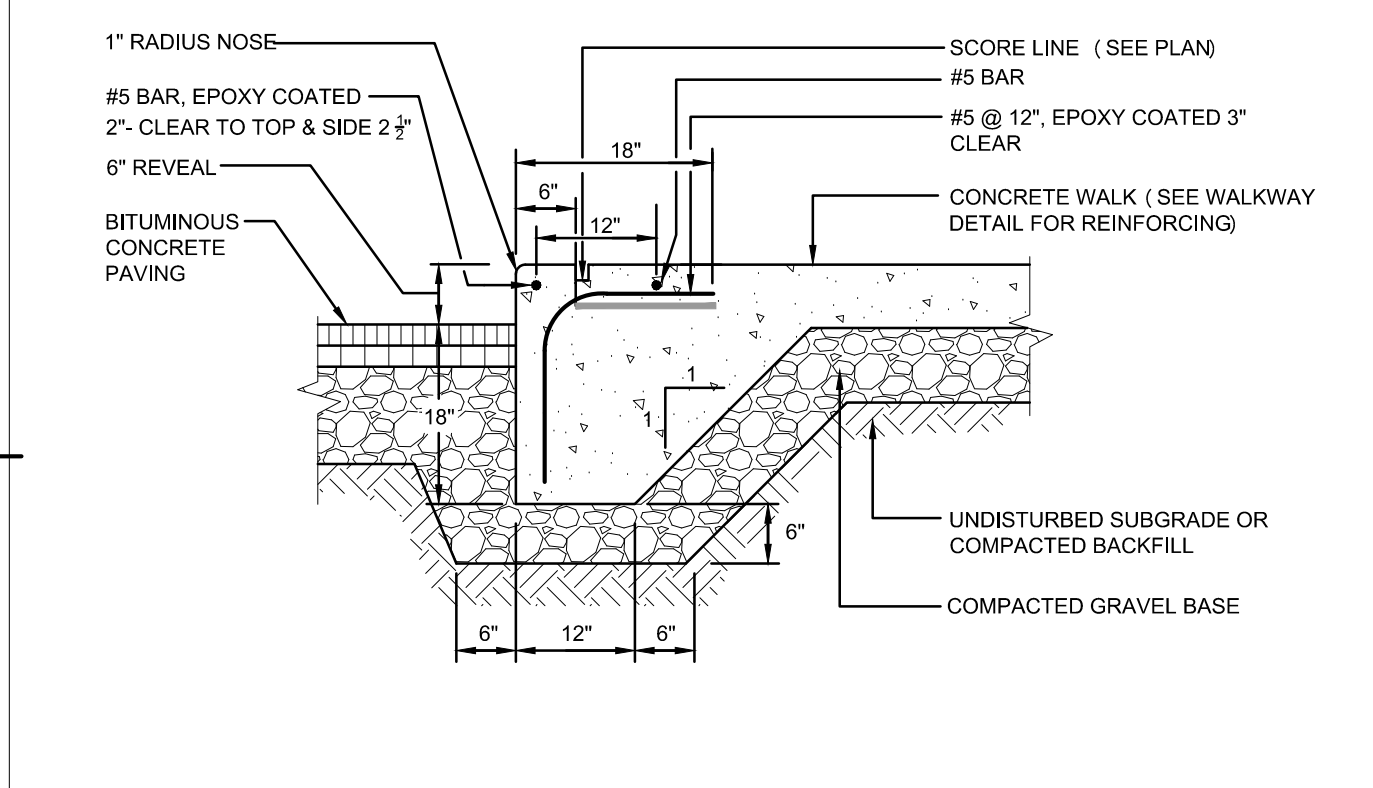
E7 PAVEMENT SLOPES  
N.T.S.



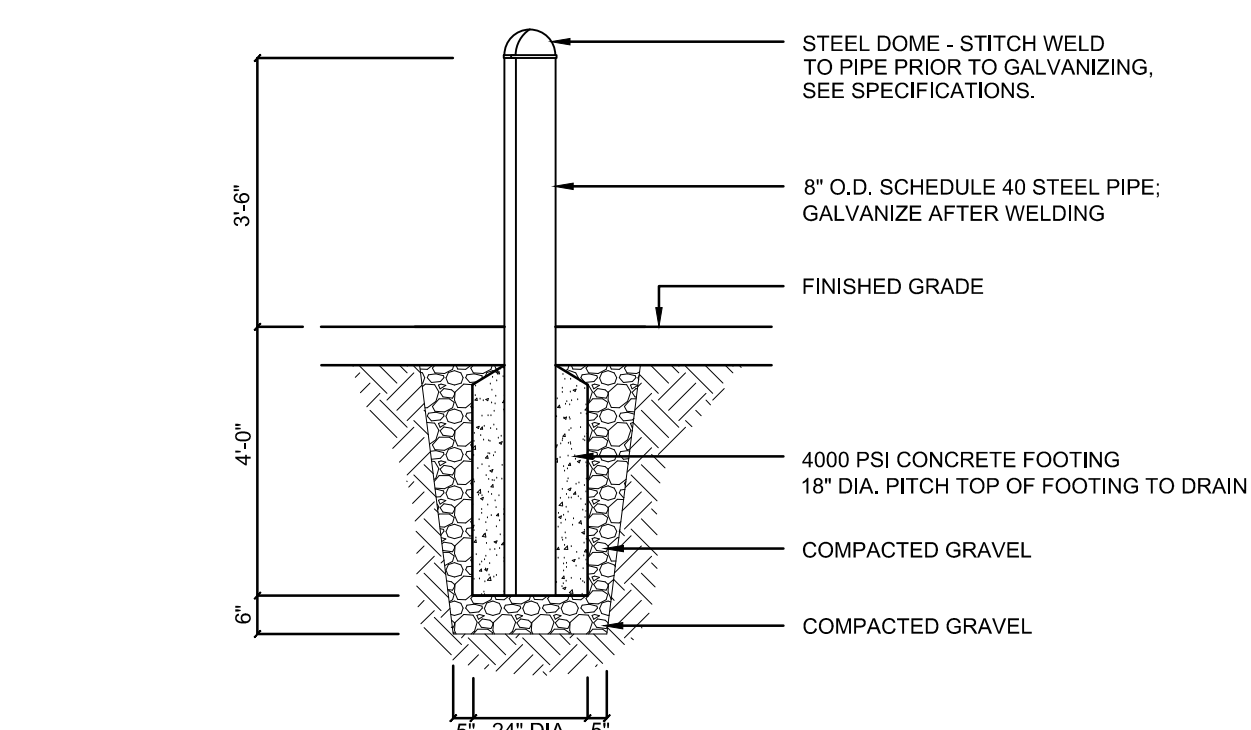
E5 LEVEL LANDING AT BUILDING ENTRANCES  
N.T.S.



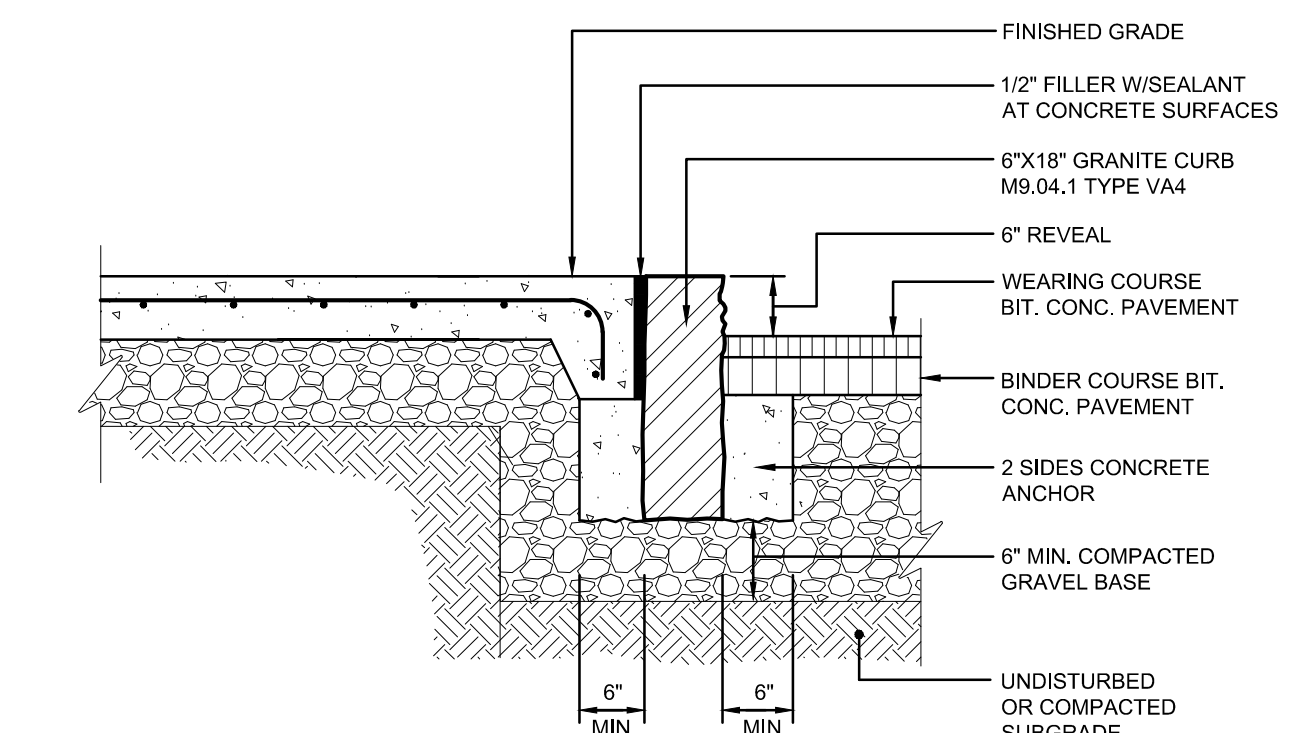
E3 PRECAST CONCRETE CURB 4,000 PSI  
N.T.S.



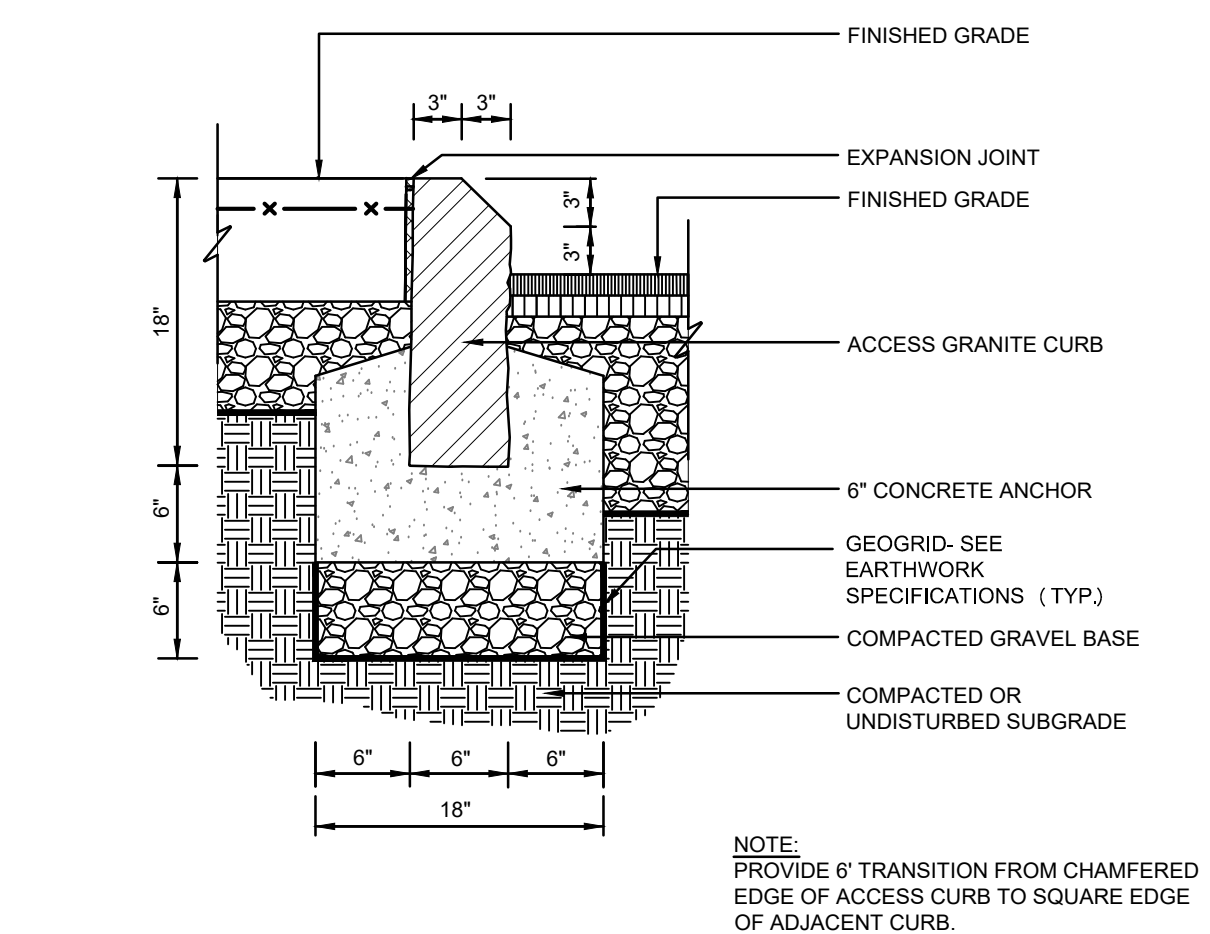
E1 INTEGRAL CONCRETE CURB AND WALK  
N.T.S.



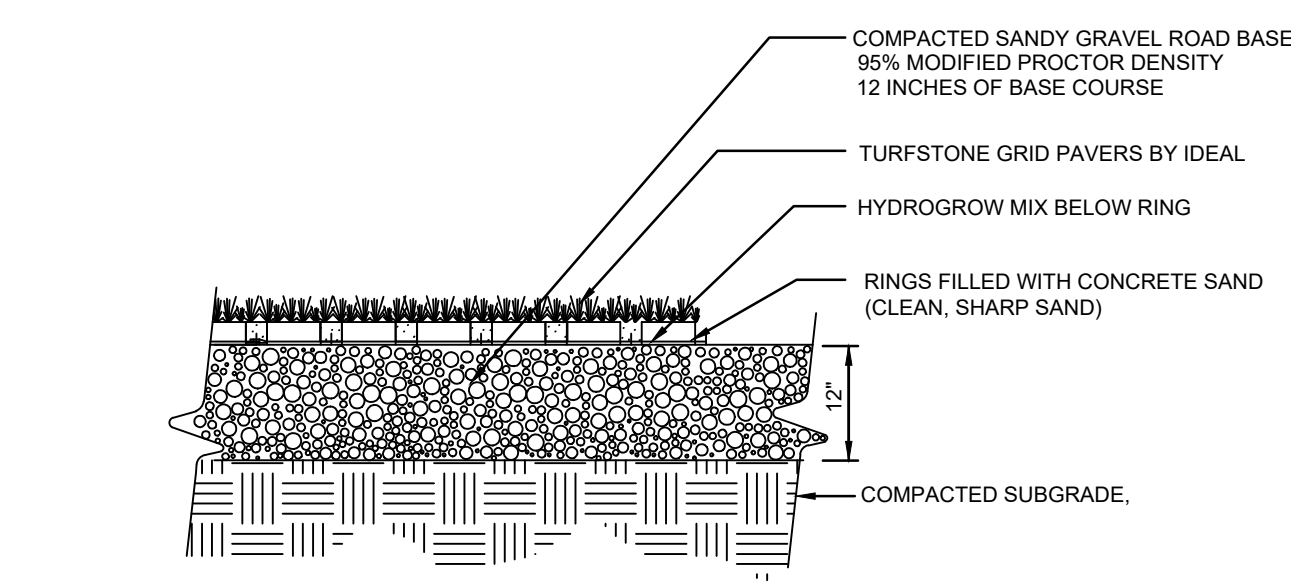
C9 STEEL BOLLARD  
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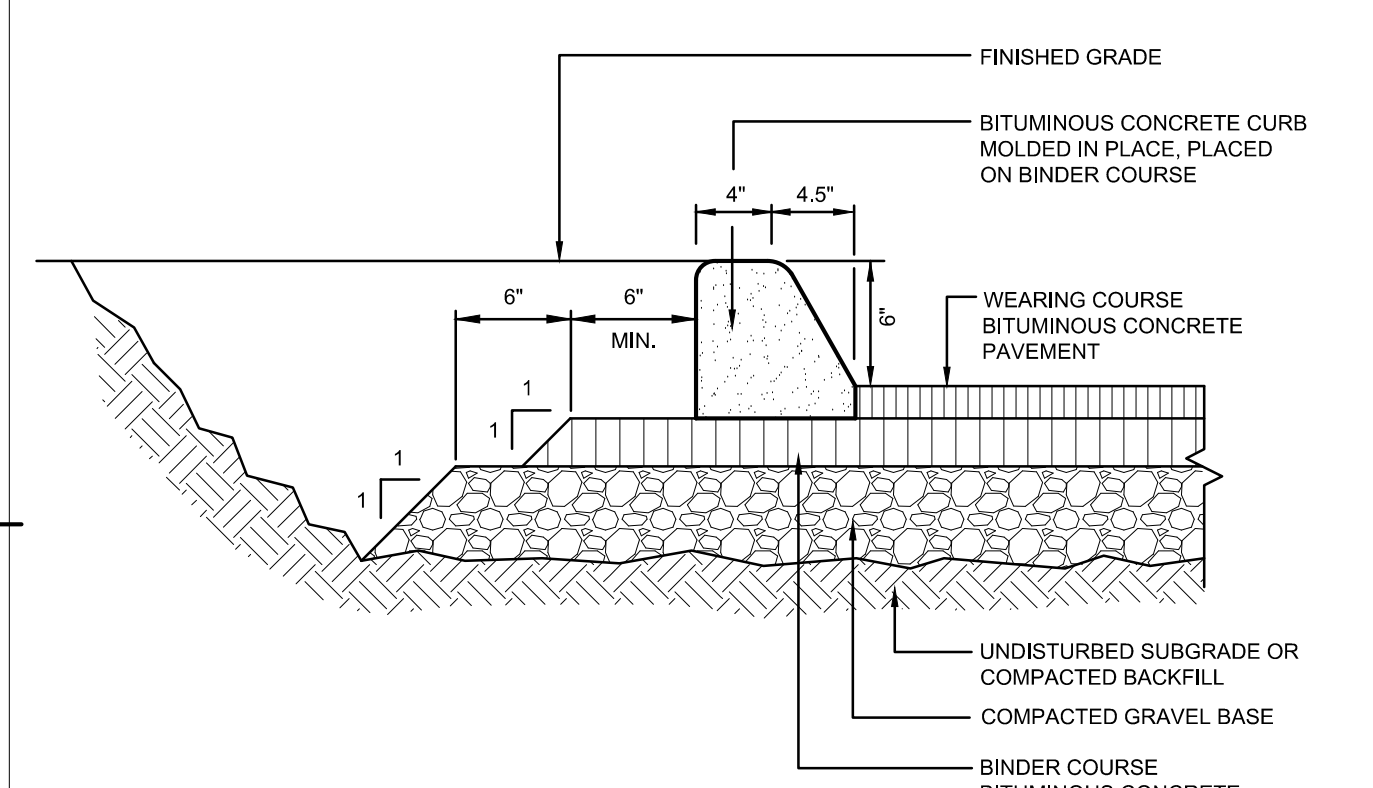
C7 VERTICAL GRANITE CURB  
N.T.S.



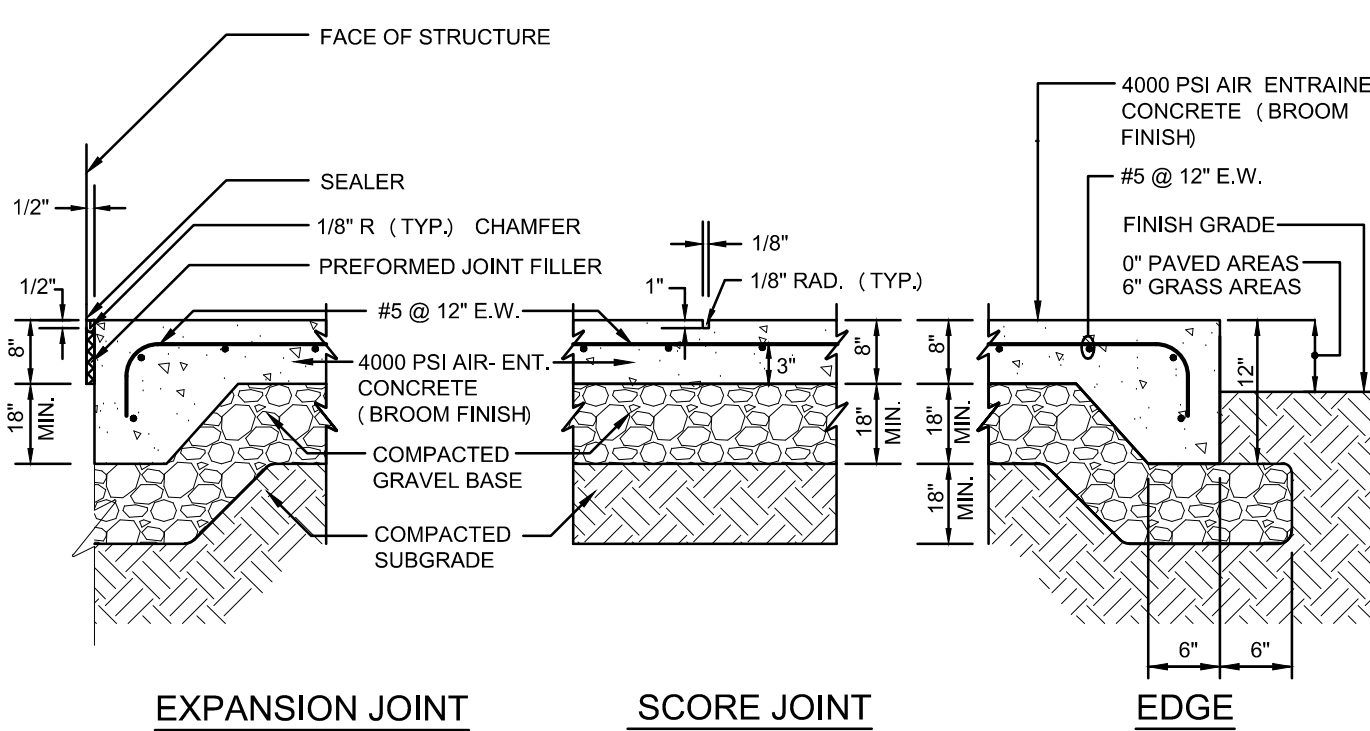
C5 ACCESS GRANITE CURB  
N.T.S.



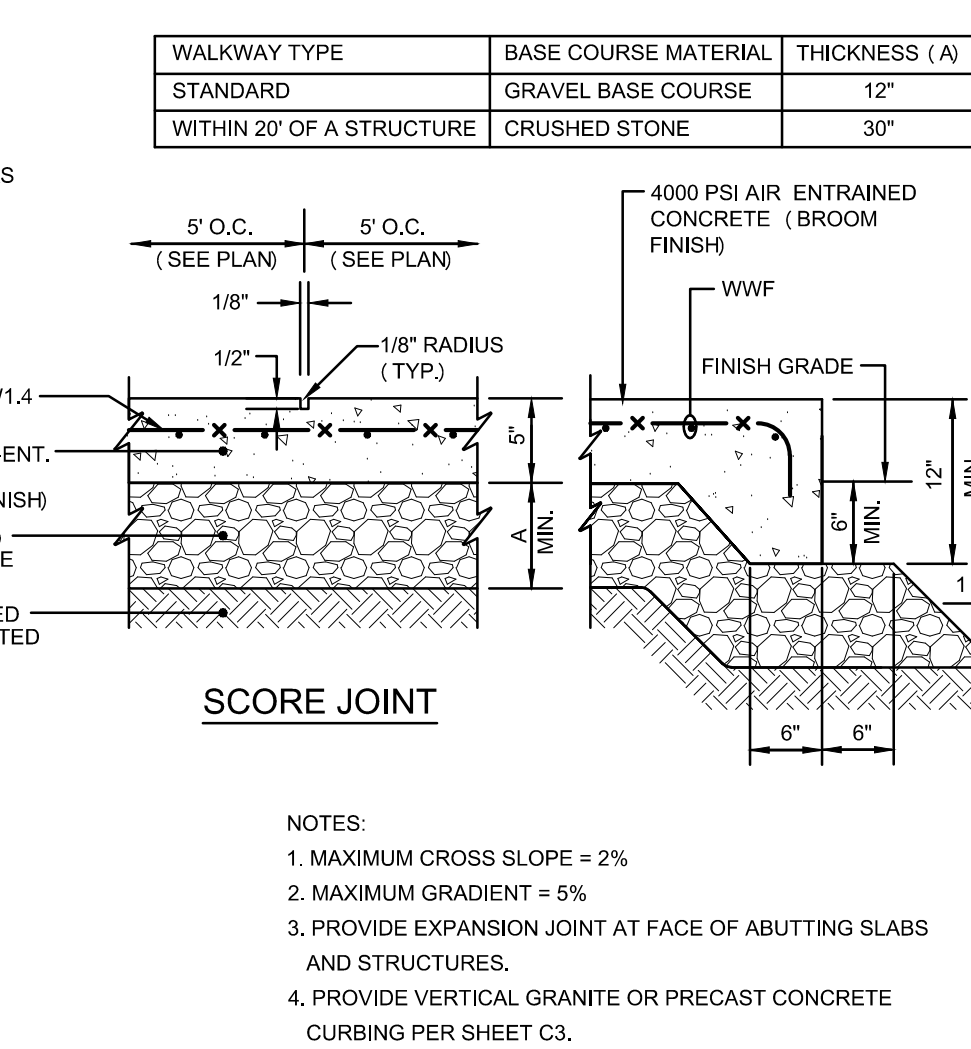
C3 REINFORCED TURF  
N.T.S.



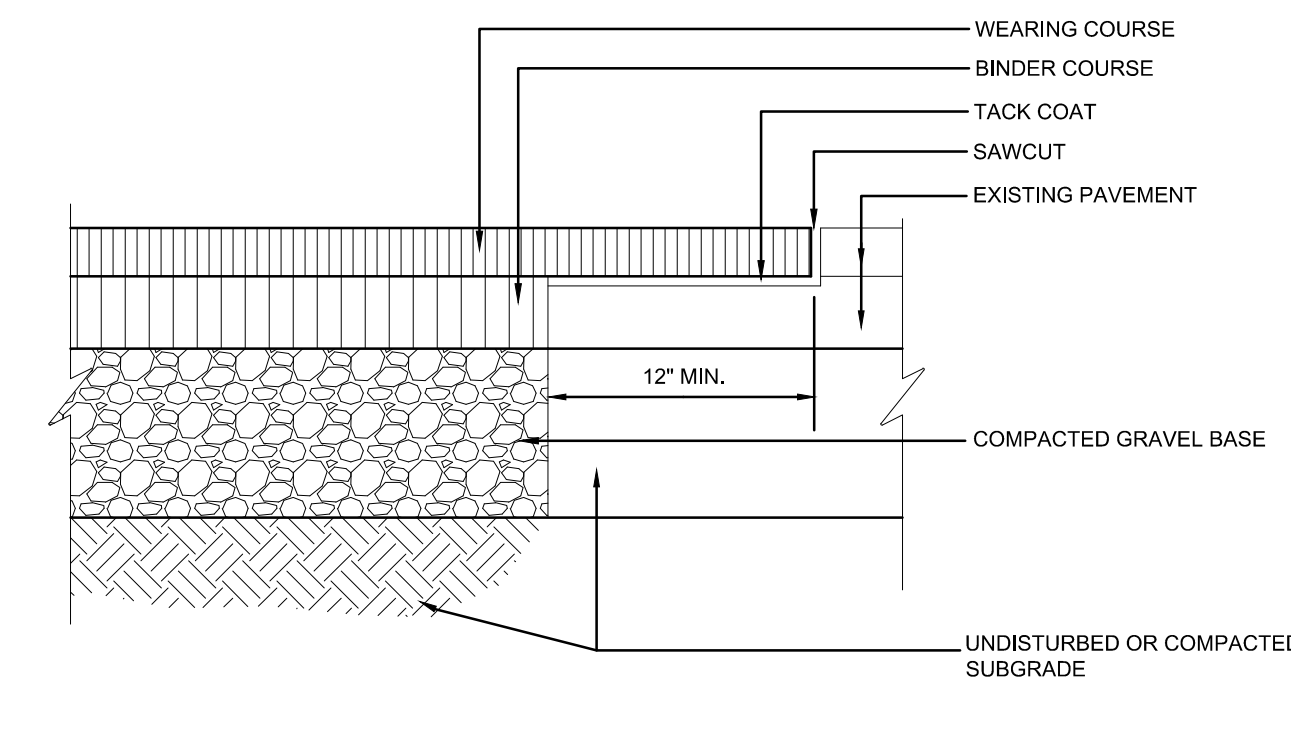
C1 BITUMINOUS CONCRETE CURB  
N.T.S.



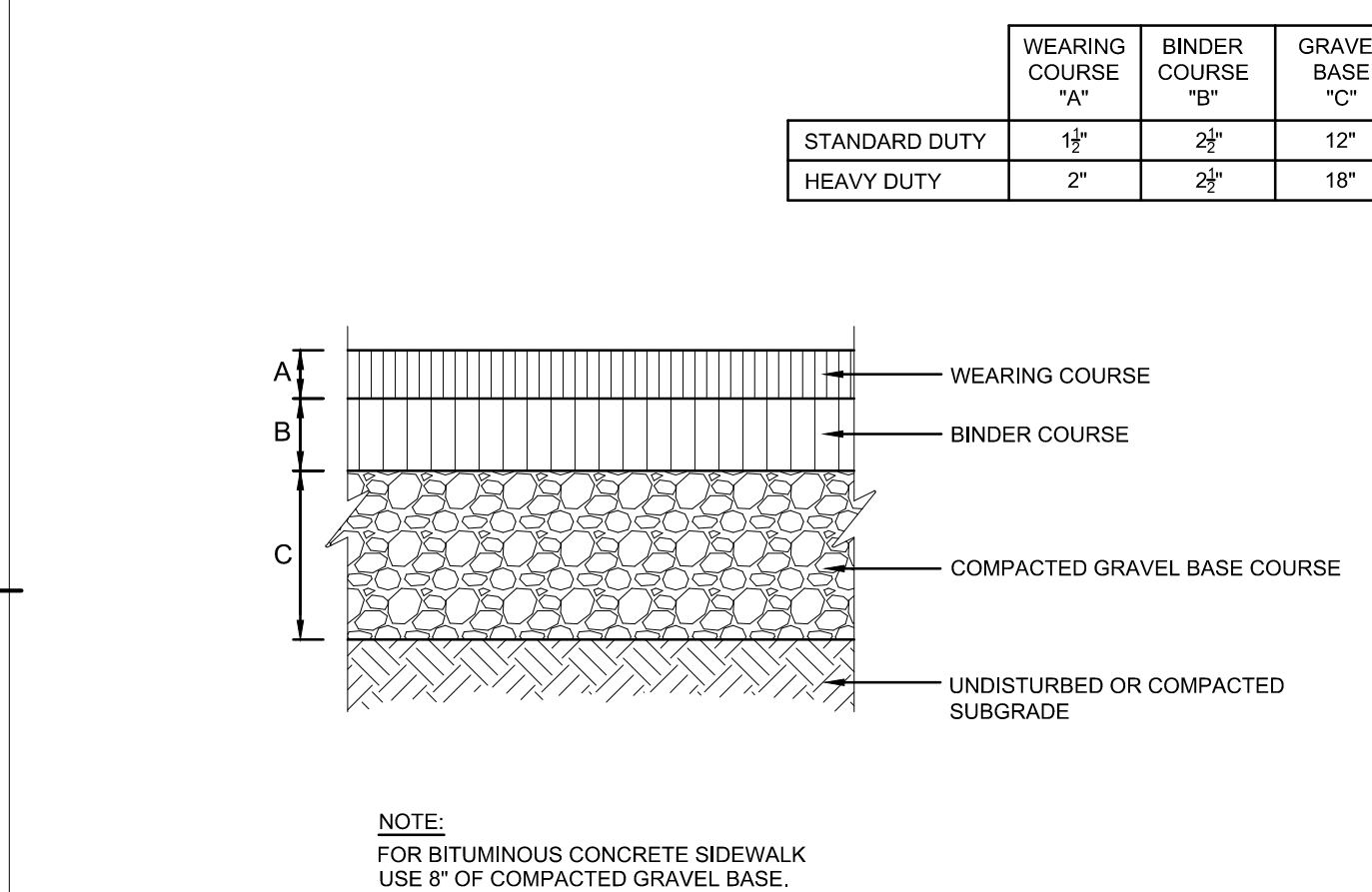
A9 EQUIPMENT PAD  
N.T.S.



A5 CONCRETE WALKWAY  
N.T.S.



A3 BITUMINOUS CONCRETE AT EXISTING PAVEMENT  
N.T.S.



A1 BITUMINOUS CONCRETE PAVEMENT  
N.T.S.



## RESIDENCES AT STONE RIDGE PHASE II

300 - 400 DEER STREET  
MILFORD, MA

[illegible]

SCALE	AS NOTED
DRAWN BY	WW
CHECK BY	JAI
PROJ. ARCH. ENGR.	JAI
PROJ. MGR.	SA
JOB NO.	1916

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## DETAILS IV

**C-504**





Exhibit 2 - Technical Report by SMMA dated March 13, 2020

## TECHNICAL REPORT

The Residences at Stone Ridge – Phase II  
Comprehensive Permit Application  
Milford, Massachusetts

*The Gutierrez Company | Burlington, Massachusetts*

*March 13, 2020*

*Prepared by*  
SMMA  
1000 Massachusetts Avenue  
Cambridge, Massachusetts

**Residences at Stone Ridge – Phase II  
Comprehensive Permit Application**

*The Gutierrez Company  
Burlington, Massachusetts*

*Prepared by  
SMMA*

## Table of Contents

### 1. Project Summary

Introduction  
Permitting History

### 2. Existing Conditions

Location  
Subject Property Characteristics  
Topography  
Soils  
Natural Resources  
Floodplain  
Water Quality Zones  
Historic/Cultural Resources

### 3. Proposed Development

Proposed Development  
Lot Reconfiguration  
Zoning Compliance  
Proposed Project's Compliance with Zoning Requirements  
Signage  
Landscaping  
Utilities  
Sanitary Sewer  
Pump Station  
Water  
Stormwater  
Electric, Natural Gas, Telephone and Cable



## Appendices

- FIGURE 1 Locus Map
- FIGURE 2 Aerial Photograph
- FIGURE 3 Flood Insurance Rate Map
- FIGURE 4 Constraints Plan
- FIGURE 5 Proposed Property Line  
Revisions
- EXHIBIT A Section: Lower Deer Street  
Pump Station
- EXHIBIT B Section: Upper Deer Street  
Pump Station
- EXHIBIT Sewer Design Flows

# Project Summary

## 1. Introduction

The Gutierrez Company (“TGC”) proposes the Residences at Stone Ridge – Phase II (the “Phase II Residential Project”) multi-family apartment community totaling 296 units and consisting of three 5-story residential buildings, an 1-story accessory/leasing/amenity building, and outdoor amenity spaces. The Phase II Residential Project will include approximately 559 total parking spaces consisting of 470 regular parking spaces, 12 accessible parking spaces and 77 garage parking spaces dispersed between eleven 7-car garages. The Phase II Residential Project is located within the Stone Ridge development in Milford, Massachusetts - a 4-parcel subdivision located off of Cedar Street, designed and permitted by The Gutierrez Company of Burlington, Massachusetts.

## 2. Permitting History

There is an extensive permitting and development history on the Stone Ridge project site which began in 2002 with the rezoning of the 80-acre site to Business Park which allowed for the development of the site as a master planned business park consisting of four buildings totaling 625,000 square feet of office space. A Definitive Subdivision Approval in 2006 created Deer Street (and Deer Street Extension). The master plan was reviewed and approved by the following agencies:

- Milford Planning Board
- Milford Conservation Commission
- Executive Office of Energy and Environment Affairs (MEPA)
- Milford Board of Sewer Commissioners
- Massachusetts Department of Environmental Protection (MA DEP)
- Massachusetts Natural Heritage and Endangered Species Program (NHESP)
- U.S. Army Corps of Engineers (ACOE)
- Massachusetts Historical Commission (MHC)
- Massachusetts Department of Transportation (MassDOT)

In 2016, the Gutierrez Company successfully worked with the Milford Zoning Board to amend the zoning bylaw to allow (by Special Permit) wholesaling uses within a Business Park Zone. This resulted in The Gutierrez Company being able to secure Restaurant Depot as the first tenant to the site. The site work for Restaurant Depot was completed in Fall 2018 and the building was occupied shortly thereafter.

The construction of the Deer Street roadway was completed in two phases: the first being completed in Fall 2018 and the second, known as the Deer Street Extension, being completed in Fall 2019.

In September 2018, the Town of Milford Zoning Board of Appeals approved a Comprehensive Permit under Massachusetts General Law (M.G.L.) Chapter 40B to allow construction of the Residences at Stone Ridge – Phase I, a 242-unit residential project on the site. That would replace approximately 160,000 SF of previously approved office space leaving 385,000 SF of the original 625,000 SF to be developed in the future. The Gutierrez Company obtained amendments to the above-mentioned permits for the Phase I residential project. The Gutierrez Company sold the Phase I residential project land to Fairfield Residential, a national residential developer and operator, who will construct and manage the phase I project.

# Existing Conditions

## 1. Location

The proposed Phase II Residential Project will be located on a to-be-subdivided parcel of land (the “Site”) within the Stone Ridge development in the Town of Milford. The Stone Ridge development is located along newly constructed Deer Street off of Cedar Street (Route 85). Deer Street is located approximately a quarter mile north of I-495 Exit 20. The Site is bounded by woodlands owned by the Town of Milford to the north, Cedar Street (Route 85) to the east, and Interstate 495 to the south and west. Refer to the locus map in Appendix.

## 2. Subject Property Characteristics

### Topography

The Site in the vicinity of the proposed Phase II Residential Project slopes from north to south (towards Cedar Street) and west to east (from I-495 to Deer Street) with slopes ranging from 5% - 50%. The grade change across the site is approximately 56 ft of elevation. The high point is located in the northwestern portion of the site near I-495 at elevation 412±, the low points are located in the southeastern portion of the site near Deer Street at 342± and southwestern portion of the site at 356±.

### Soils

The Natural Resources Conservation Service (NRCS) Web Soil Survey for Worcester County soil classifications, Hydrologic Soil Group (HSG), and the Soil Erosion K-Factor for site soils are presented in the Table 1.1 below.

Table 1 – Site Soils

Symbol	Name	Slope	HSG	K-Factor
73	Whitman fine sandy loam, extremely stony	0-3%	D	0.49
102	Chatfield-Hollis-Rock outcrop complex	0-35%	B	0.28
245	Hinckley loamy sand	8-35%	A	0.10
422	Canton fine sandy loam, extremely stony	8-35%	B	0.43

The NRCS soil classifications are consistent with onsite test pits performed in 2008 for The Gutierrez Company. The test pits were advanced in proposed locations of the stormwater management basins and wetland replacement areas.

### Natural Resources

The natural resources in the overall Stone Ridge development site have been extensively documented and the Gutierrez Company has worked with all local, state and federal agencies to obtain the necessary permits to develop to Stone Ridge site. The natural resources on the subject Site defined by and subject to protection under the Massachusetts Wetland Protection Act (WPA) Regulations (310 CMR 10.00) and the Town of Milford Wetlands Administration Bylaw consist of two wetland areas: Wetland 5 and wetland 6 (see site plans for locations of various wetland and natural resource areas). Wetland 5 is located at the southern edge of the Site along I-495 and is classified as Isolated Land Subject to Flooding (ILSF). Wetland 6 is located near the center of the Site and is also classified as ILSF.

Wetland resource areas within the overall Stone Ridge development were approved through the issuance of an Order of Resource Area Delineation (DEP File #233-966). Temporary and permanent wetland impacts were approved through an Order of Conditions (DEP File# 223-987); a U.S. Army Corps of Engineers (ACOE) Section 404 Permit # NAE-2007-03200; and a DEP 401 Water Quality Certificate #W000402.

As the overall Stone Ridge site has been developed, impacts to resource areas have remained within the limits of the original approvals. The applicant has obtained amendments to all the aforementioned permits to reflect the actual plans of the buildings being developed as the project has evolved. All permits remain active. Table 2 below summarizes the approved wetland resource areas:

**Table 2 – Wetland Resource Areas**

Wetland	Cover Type	Resource Area
5	Forested Swamp, Ephemeral Open Water	ILSF
6	Forested Swamp	ILSF

Additional natural resources within and in the vicinity of the Stone Ridge development site (but not on the subject Site include: Wildcat Pond, Charles River, Deer Brook, and an intermittent stream upstream of Wildcat Pond.

The Natural Heritage and Endangered Species Program (NHESP) maps habitat for the wood turtle in the southern portions of the Stone Ridge site, but not on the proposed Phase II Residential Project Site or in the vicinity. The Gutierrez Company worked with NHESP to obtain a Conservation and Management Permit that included placement of approximately 29 acres of permanent Conservation Restriction areas throughout the Stone Ridge site.

### *Floodplain*

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 25027C0867E, dated July 4, 2011, shows a Zone X along Deer Brook and the Charles River. FEMA Zone X is defined as an area of minimal flood hazard outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. The Zone X does not extend into the proposed residential development area. Refer to the FEMA map in the Appendix.

### *Water Quality Zones*

According to the Surface Water Quality Standards (314 CMR 4.00), the 1990 Designated Outstanding Resource Waters (ORW) of Massachusetts, and the MassGIS and Town of Milford databases, portions of the site lie within an ORW, more specifically a Surface Water Protection – Zone C.

### *Historical/Cultural Resources*

The Gutierrez Company worked with the Massachusetts Historical Commission (MHC) and U.S. Army Corps of Engineers to prepare an Archeological Site Avoidance and Protection Plan (“HPAPP”) to preserve the historic and tribal resource areas on the overall Stone Ridge site. One such location is located on the subject Site. The current Project site plan preserves these areas in accordance with the HPAPP.

# Proposed Development

## 1. Project Description

The site layout and architectural design for this three building cluster is consistent with that of the first residential phase. The buildings will have flat roofs with projecting balconies and use a variety of materials to add color and visual interest giving a cohesive feel to the overall site. The rhythm of balconies and bays will punctuate the overall massing of the elevations. Various changes in material and color will further break up the scale of the facades and the buildings will feature varied parapet heights to animate the roof plane. The amenity building will use complementary materials and colors and include large glazed openings.

The buildings are arranged around the central wetland, following the topography of the rolling Site. The main circulation path around the Site will be provided by a ring road which largely mimics the ring road of the original master plan design for this portion of the site. The ring road will lead into the parking areas for each building and it will have a sidewalk along its length to provide residents convenient access around the entire site. Access by emergency vehicles is provided to every building on every side of each building either from the ring road, the parking areas, or through a permeable emergency access drive located between Building 1 and the Clubhouse.

The central wetland will provide a significant visual buffer and distance between Building 1 and Buildings 2 and 3. Parking has been exclusively located along the outer ring of the buildings, leaving the building sides facing the central wetland free of vehicular parking. The clubhouse / management office and swimming pool is centrally located. However, each building will also have its own outdoor patio / amenity space. These amenity spaces offer opportunities for outdoor activities for all tenants.

Each building contains a mix of studios, one, two, and three bedroom apartments on five floors. There are three unique building plans and due to the rolling nature of the Site, each building will sit at a different elevation so that there is variety of roof lines. The smallest building contains 69 units and the two larger buildings will contain 98 units and 139 units, providing 296 apartments on the Site. There are a minimum of two formal entrances at grade to each building, providing direct access from all parking areas. In order to maintain the interior of the site free of vehicular parking, the main entrance into each building is facing outward toward the parking areas. The entrance lobbies have been designed to provide views through the building lobby visually connecting it to the amenity spaces and green space in the central portion of the Site.

The following table shows the proposed overall unit mix.

Table 3 - Building Summary

Building	Units	%
Studios	17	6%
1 Bedroom	146	49%
2 Bedrooms	103	35%
3 Bedrooms	30	10%
Total	296	100%

The site development conditions include the construction of approximately 559 parking spaces, of which 77 are covered garage spaces, yielding 1.89 parking spaces per unit.

## 2. Lot Reconfiguration

The proposed Phase II Residential Project is located on two lots under the current lot configuration consisting of Lots 3A and Lot 4A. The Gutierrez Company will submit an Approval Not Required (ANR) Plan to reconfigure these lots so that the Phase II Residential Project will be located on a newly created lot to be known as Lot 3B as referred to in this application). The remaining reconfigured Lot 4B will provide the minimum lot requirements of the Business Park (BP) zoning district. Refer to the Appendix Figure 5: Proposed Property Line Revisions for the existing and proposed property line locations.

## 3. Zoning Compliance

### *Proposed Project's Compliance with Zoning Requirements*

The project Site is located within the Business Park (BP) Zone within which a residential use is not a permitted use. The Phase II Residential Project site design will comply with the dimensional requirements for the Business Park Zone to the maximum extent practicable. The following table shows the required and provided dimensions for the proposed Phase II Residential Project.

**Table 4 - Dimensional Zoning Requirements**

	Required (BP)	Proposed
<i>Minimum Lot Requirements</i>		
Area (sf)	---	751,479
Width (ft)	---	N/A
Frontage (ft)	---	N/A
<i>Minimum Yard Requirements*</i>		
Front (ft)	25	455.87
Side (ft)	0	113.08
Rear (ft)	0	100.00
<i>Maximum Building</i>		
Building Coverage (% Lot Area)	35	9.4*
Ratio, gross floor area to lot area (F.A.R.)	0.50	0.44
Width	---	N/A
<i>Minimum Open Space</i>		
Per Dwelling Unit (sf)	---	N/A
Percent of Lot Area	20	55.8
<i>Height Requirements</i>		
Maximum Building Height (ft)	60	60
Maximum Building Height (stories)	5	5
<i>Landscape Requirements</i>		
Interior Parking Lot Landscape (%)	10	>10
Landscape Buffer Strip (ft)	15	>15
Parking Lot Setback (ft)	20	>20

\* Principal use structures only (residential buildings and clubhouse), not garages

### *Signage*

The Phase II Residential Project includes two project monument signs (one located near Building 1 and one located near Buildings 2 and 3) and a building identification sign located in front of each residential building and the clubhouse.

### *Landscaping*

The Milford Zoning Bylaw includes requirements for landscape buffer strips adjacent to residential uses or zones and between the parking lot and street. There are additional requirements for percentage of the parking lot area to be landscaped and including a landscape island every 25 parking spaces. The proposed site plan meets or exceeds all requirements set forth in the zoning by-law for landscaping.

## 4. Utilities

### *Sanitary Sewer*

There is a sewer manhole and gravity sanitary sewer system beneath the Deer Street to collect and convey wastewater from the Stone Ridge development that discharges into a pump station at the southeast end of Deer Street, east of the Upper Charles Trail bike path crossing. As part of the Phase I residential project, the pump station was redesigned to utilize two wet well pump stations (8 ft and 10 ft diameters) with dual 7.5 HP, 350 gpm pumps that discharge to a 6-inch ductile iron force main beneath Cedar Street. The force main runs approximately 2,000 linear feet south along Cedar Street and was completed in Spring 2018. The force main discharges to an existing manhole and gravity sewer owned and maintained by the Town of Milford. The Town owned gravity sewer eventually discharges to the Town of Milford Wastewater Treatment Facility, located in Hopedale, MA. The pump station design includes a permanent emergency generator in accordance with the applicable MA DEP sewer connection guidelines.

The original Stone Ridge Master Plan received MA DEP Sewer Connection/Extension Permit for the installation of the gravity sewer, pump station, and force main and a design flow of 46,875 gallons per day (gpd). In 2014 the MA DEP 314 CMR Sewer System Extension and Connection Permit Program was revised to state that any increase in flow above a permitted discharge is authorized without a MA DEP permit but must meet all federal and local requirements. Therefore, the Gutierrez Company will submit a Class I – Residential Connection Permit Application to the Town of Milford Sewer Department for the flows from the proposed Phase II Residential Project.

### *Pump Station*

The Phase II Residential Project will include a new pump station (the “Upper Deer Street pump station”) that receives wastewater from the Phase II Residential Project and the future development. The Upper Deer Street pump station including the wet well, valve pit, and emergency generator will be located across the access drive from the Phase II Residential Project. The Upper Deer Street pump station will discharge into the gravity sewer manhole system along Deer Street and be conveyed to the existing pump station (the “Lower Deer Street pump station”). Refer to the Appendix – Exhibit A showing a section through the Lower Deer Street existing pump station and preliminary design criteria for the revised sewer design flows and increased emergency storage time provided.

Amendments to the Rules and Regulations of the Milford Sewer Commissioners were published on February 3, 2020 including a requirement for new pump station installations to provide 6 hours of emergency storage capacity and be equipped with emergency power. The proposed Upper Deer Street pump station will meet these regulations by utilizing a 15,000 gallon storage tank and emergency



generator. Refer to the Appendix - Exhibit B showing a section through the Upper Deer Street pump station and preliminary design criteria.

In a power outage scenario, the Upper Deer Street pump station will receive wastewater and provide emergency storage from The Phase II Residential Project (and future development if constructed). The Lower Deer Street pump station will receive wastewater and provide emergency storage for the Restaurant Depot and Phase I residential project only, which will result in an improved emergency storage duration over what was previously approved that assumed the Lower Deer Street pump station would be required to provide emergency storage for the entire Stone Ridge development.

Refer to the Appendix for a spreadsheet showing the previously approved, proposed short-term, and proposed long-term sewer design flows.

### *Water*

The Phase II Residential Project proposes to utilize an onsite 8-inch water main and connect to the existing 12-inch water main beneath the Deer Street subdivision road that connects to the 10-inch water main beneath Cedar Street that is privately owned by the Milford Water Company (MWC). Fire hydrants will be provided at 500-ft intervals and within 100-ft of the building Fire Department Connection (FDC) as requested by the Fire Department.

Flow tests will be performed and the design team will perform hydraulic modeling to determine whether domestic or fire protection booster pumps are required for the Phase II Residential Project.

Similar to the Phase I residential project, The Gutierrez Company will work with the MWC to secure water for the proposed Phase II Residential Project.

### *Stormwater*

The Town of Milford Stormwater Management Bylaw and Wetlands Administration Bylaw both require projects to comply with the MA DEP Stormwater Management Policy. The Stone Ridge Master Plan provided a stormwater management plan that has been approved by The Town of Milford Conservation Commission. The proposed stormwater management system for the Phase II Residential Project builds on the success of previously-approved plans. Peak flowrates of runoff from the Phase II Residential Project will be reduced in comparison with the existing conditions. Runoff from the project Site will be captured, treated, and recharged consistent with previous approvals and will continue to meet or exceed state minimum requirements.

Generally, the previously approved stormwater management of the remaining site master plan remains unchanged. The impact of changes to contributing drainage areas, detention, and treatment have been checked for consistency with previous approvals. The proposed stormwater system will consist of a street sweeping program, series of deep-sump catch basins and subsurface storage structures.

As with prior phases of the Stone Ridge development, the applicant will seek an Amended Order of Conditions from the Milford Conservation Commission and will provide the Commission with detailed stormwater calculations including hydrology, TSS removal, and recharge/infiltration for the Phase II Residential Project during the hearing process.



### *Electric, Natural Gas, Telephone and Cable*

The project proposes to connect to the gas, electric and telecommunications services provided along Deer Street to support the development. The Applicant will coordinate the connection with the local utility providers including:

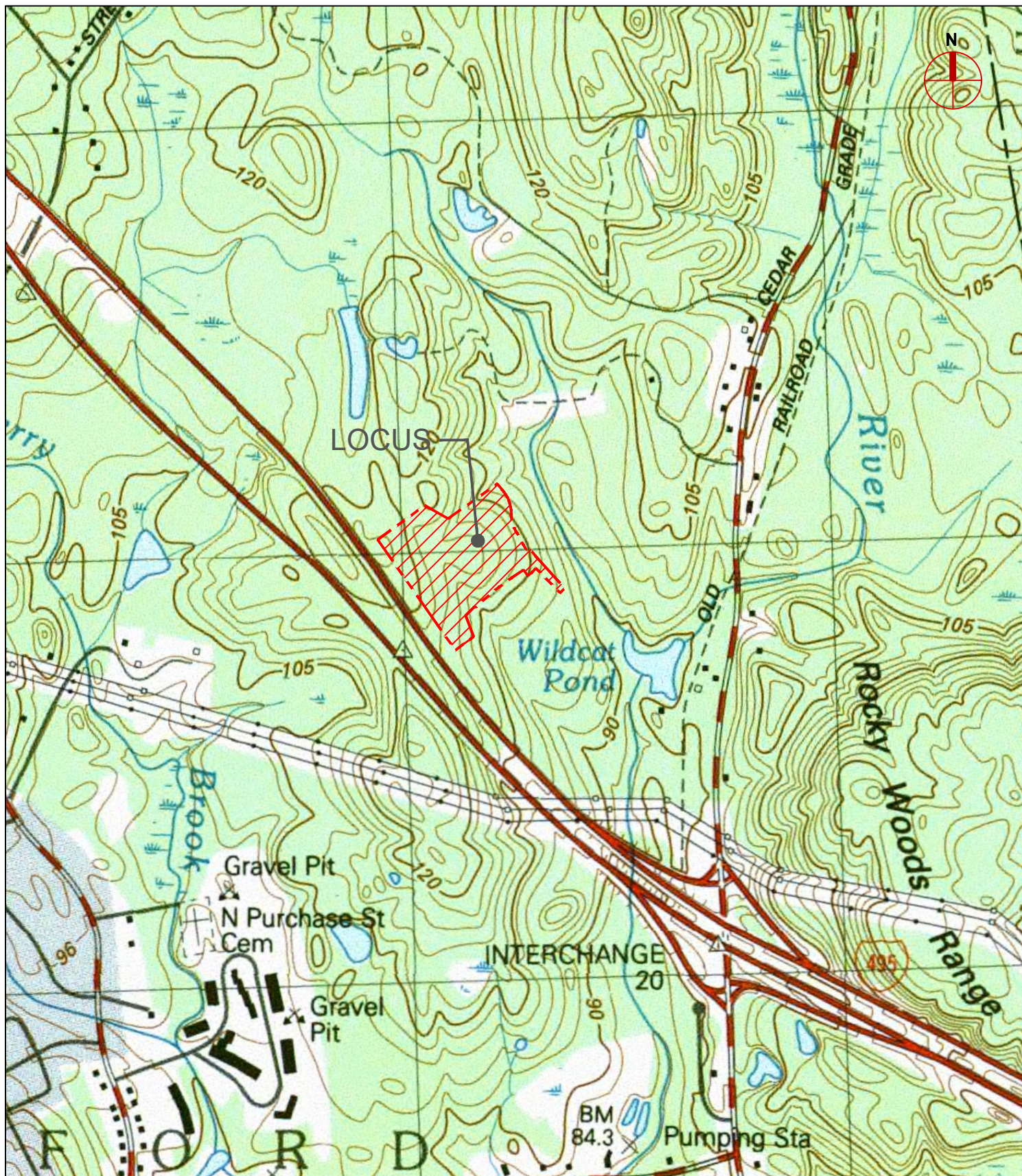
- Natural Gas: Eversource
- Electric: NGRID Electric
- Telephone/cable: Comcast or Verizon FIOS.



## Appendices



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# Figure 1

LOCUS MAP

DATE: 03/13/2020  
ISSUE:  
SCALE: 1"=1,000'±  
REF:  
DR BY: DCC  
CK BY: WWP

## RESIDENCES AT STONE RIDGE PHASE II

300-400 DEER STREET  
MILFORD, MA

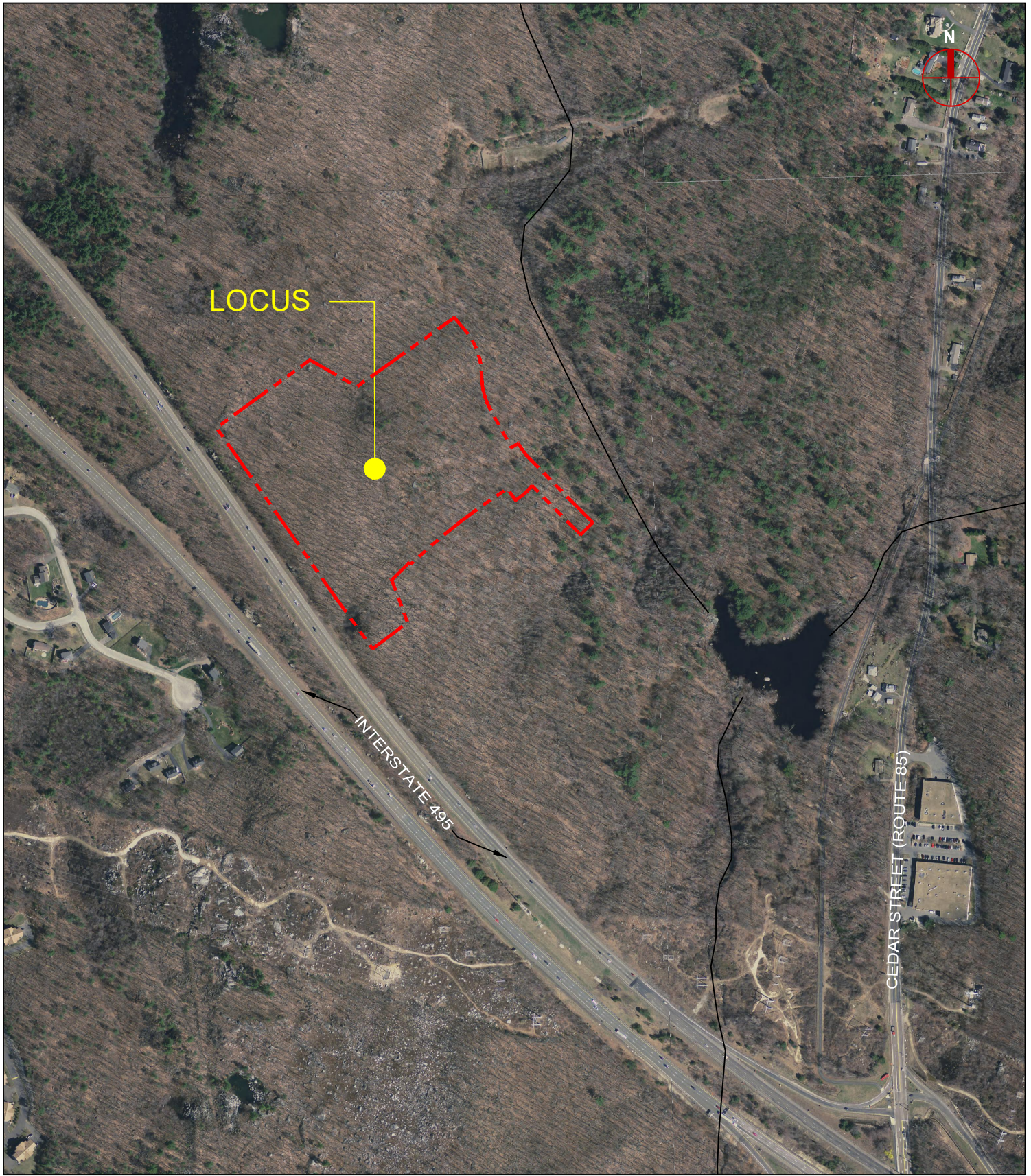
JOB NO.: 19162

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P:617.547.5400 F:617.648.4920



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# Figure 2

AERIAL  
PHOTOGRAPH

DATE: 03/13/2020  
ISSUE:  
SCALE: 1"=500'±  
REF:  
DR BY: DCC  
CK BY: WWP

## RESIDENCES AT STONE RIDGE PHASE II

300-400 DEER STREET  
MILFORD, MA

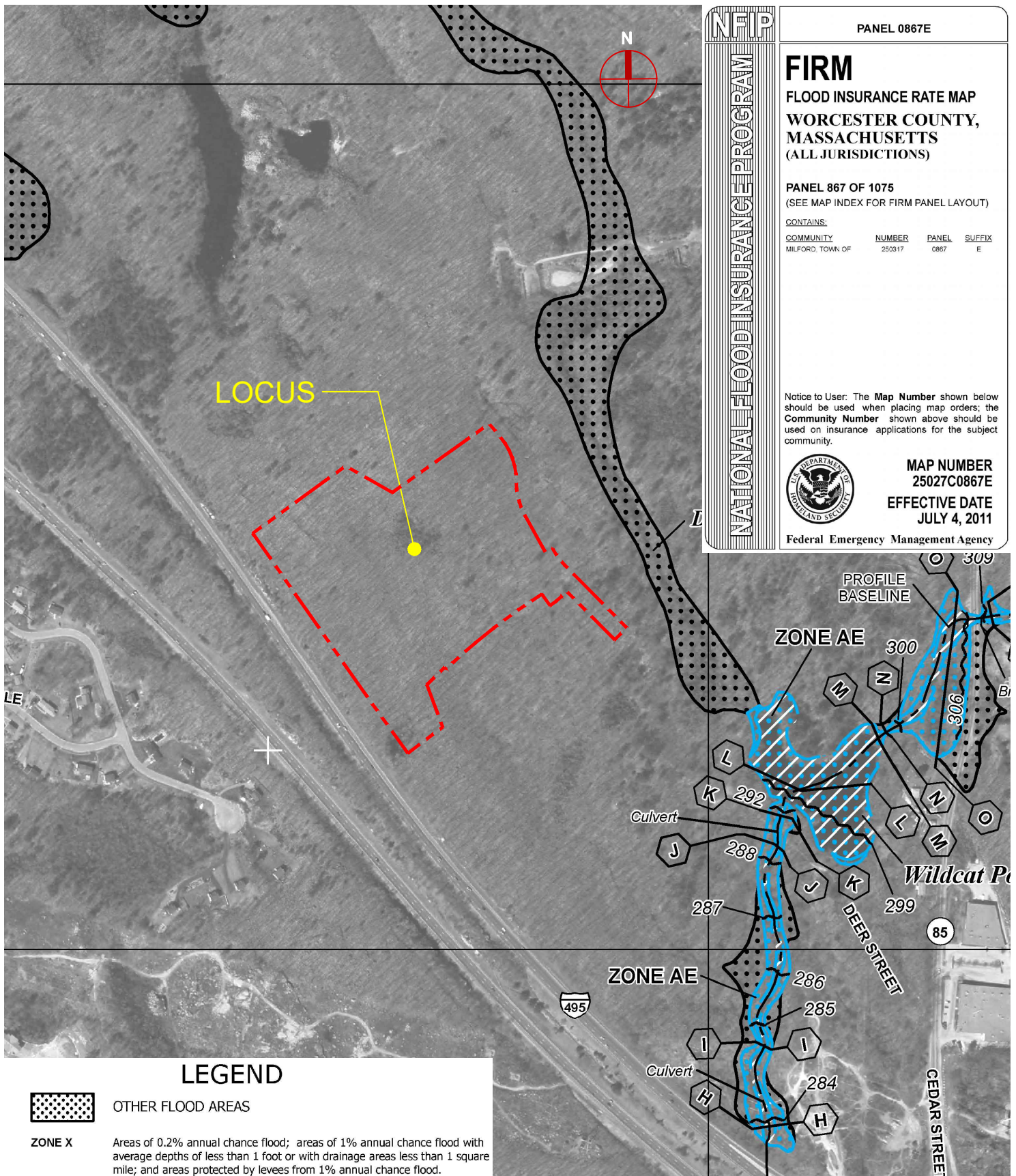
JOB NO.: 19162

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P:617.547.5400 F:617.648.4920



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# Figure 3

FLOOD INSURANCE RATE MAP  
(FIRM)

DATE: 03/13/2020  
ISSUE:  
SCALE: 1"=500'±  
REF:  
DR BY: DCC  
CK BY: WWP

## RESIDENCES AT STONE RIDGE PHASE II

300-400 DEER STREET  
MILFORD, MA

JOB NO.: 19162

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P: 617.547.5400 F: 617.648.4920

**NOTES:**

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE COMPILED FROM PLANS BY GUERRIERE & HANLON, INC. AND FIELD VERIFIED BY VHB IN JANUARY 2007.

2. THE WETLAND FLAGS WERE DELINEATED AND FIELD LOCATED BY VHB IN JANUARY 2007.


3. ZONE A LINES SHOWN PER DEER STREET EXTENSION PLANS AND APPROVED ORDER OF CONDITIONS DATED SEPTEMBER 17, 2009.

4. CULTURAL RESOURCE AREAS TO REMAIN SHOWN PER "HISTORIC PROPERTIES AVOIDANCE AND PROTECTION PLAN" LAST REVISED AUGUST 2012.

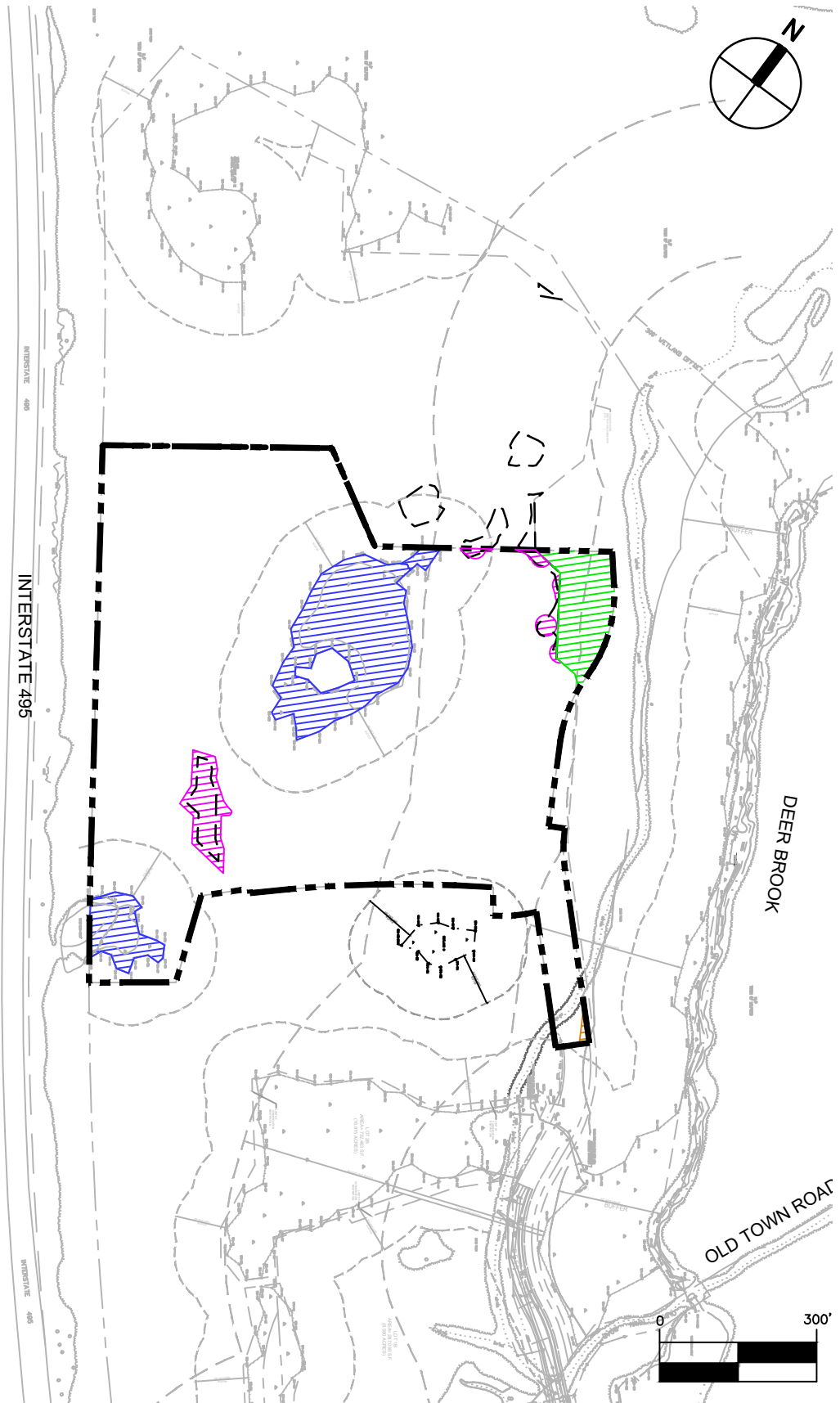
TOTAL LOT AREA= 17.25 ACRES

 CONSERVATION RESTRICTION AREA = 0.54 ACRES

 WETLAND AREA = 1.63 ACRES

 CULTURAL RESOURCE AREA TO REMAIN (OUTSIDE CR) = 0.36 ACRES

 ZONE A = 0.00 ACRES



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# Figure 4

SITE CONSTRAINTS PLAN

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ISSUE:	
SCALE:	1"=300'
REF:	
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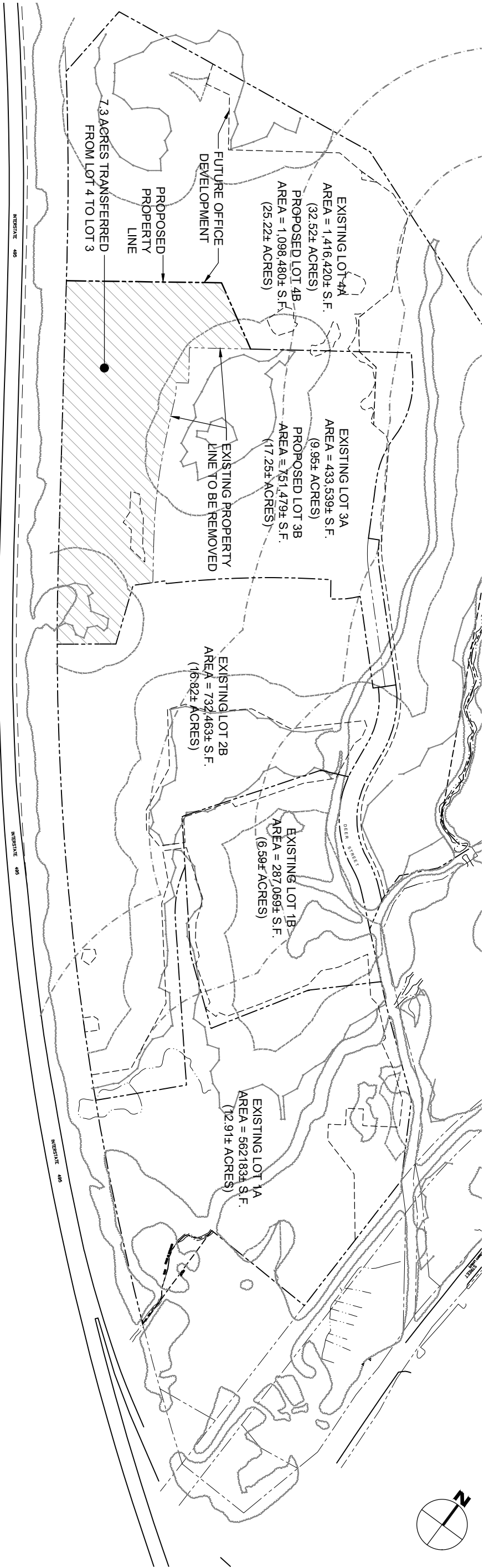
## RESIDENCES AT STONE RIDGE PHASE II

300-400 DEER STREET  
MILFORD, MA

JOB NO.: 19162

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P:617.547.5400 F:617.648.4920



LEGEND		
	EXISTING PROPERTY LINE	
	PROPOSED PROPERTY LINE	
	EXISTING PROPERTY LINE TO BE REMOVED	

DATE:	03/13/2020
ISSUE:	
SCALE:	1" = 300'
REF:	
DR BY:	DCC
CK BY:	WWP

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RESIDENCES AT STONE RIDGE  
PHASE II

300-400 DEER STREET  
MILFORD, MA

JOB NO.: 19162

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P:617.547.5400 F:617.648.4920

Figure 5

PROPOSED PROPERTY LINE  
REVISIONS



EXHIBIT A

SECTION THROUGH LOWER DEER STREET EXISTING PUMP STATION AND PROPOSED WET WELL

DATE:	02/21/2020
ISSUE:	
SCALE:	1"=5'
REF:	
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CK BY:	WWP

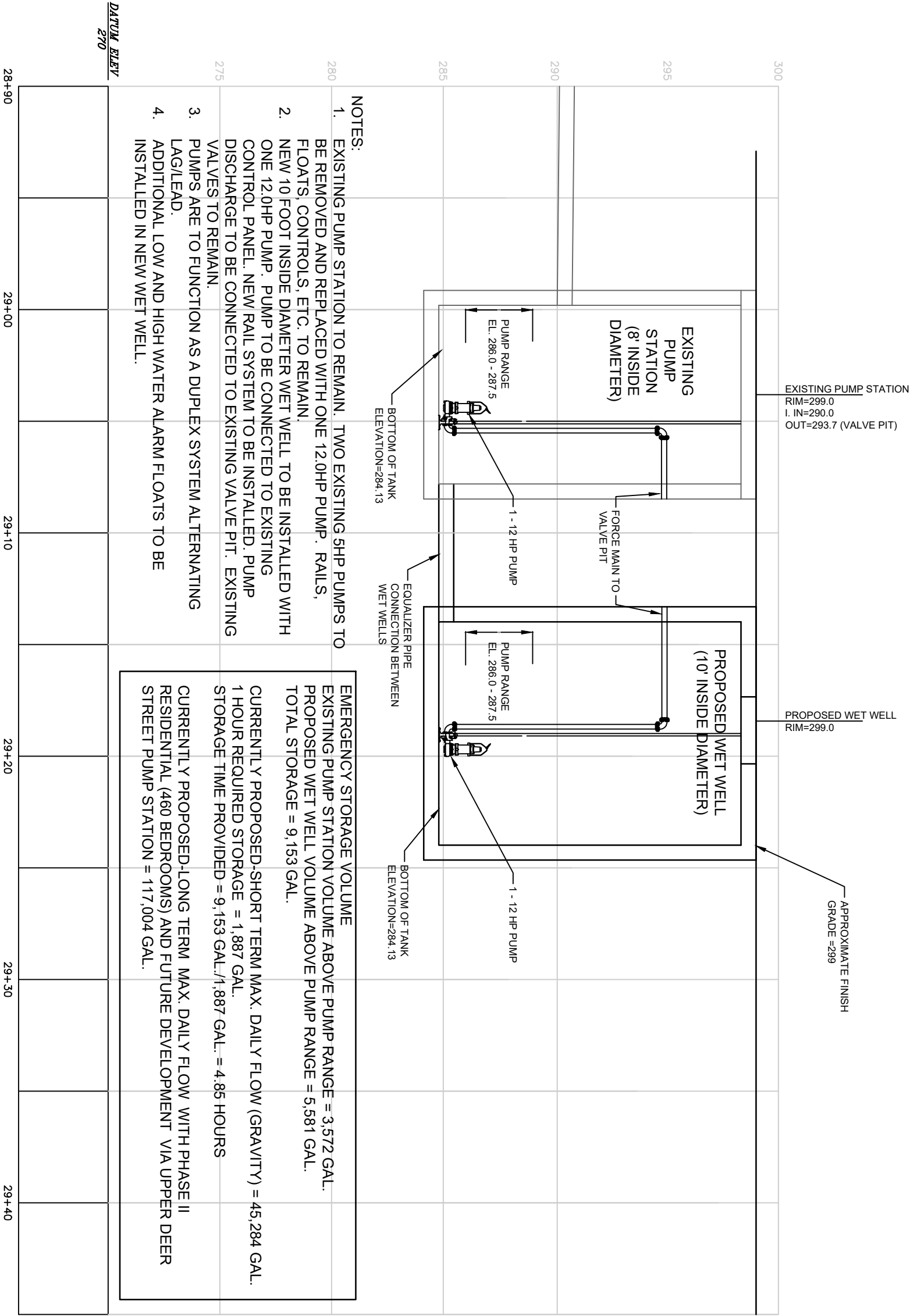
STONE RIDGE

DEER STREET  
MILFORD, MA

JOB NO.: 19162.00

SMMA

SYMMES MAINI & McKEE ASSOCIATES  
1000 Massachusetts Avenue  
Cambridge, Massachusetts 02138  
P:617.547.5400 F:617.648.4920





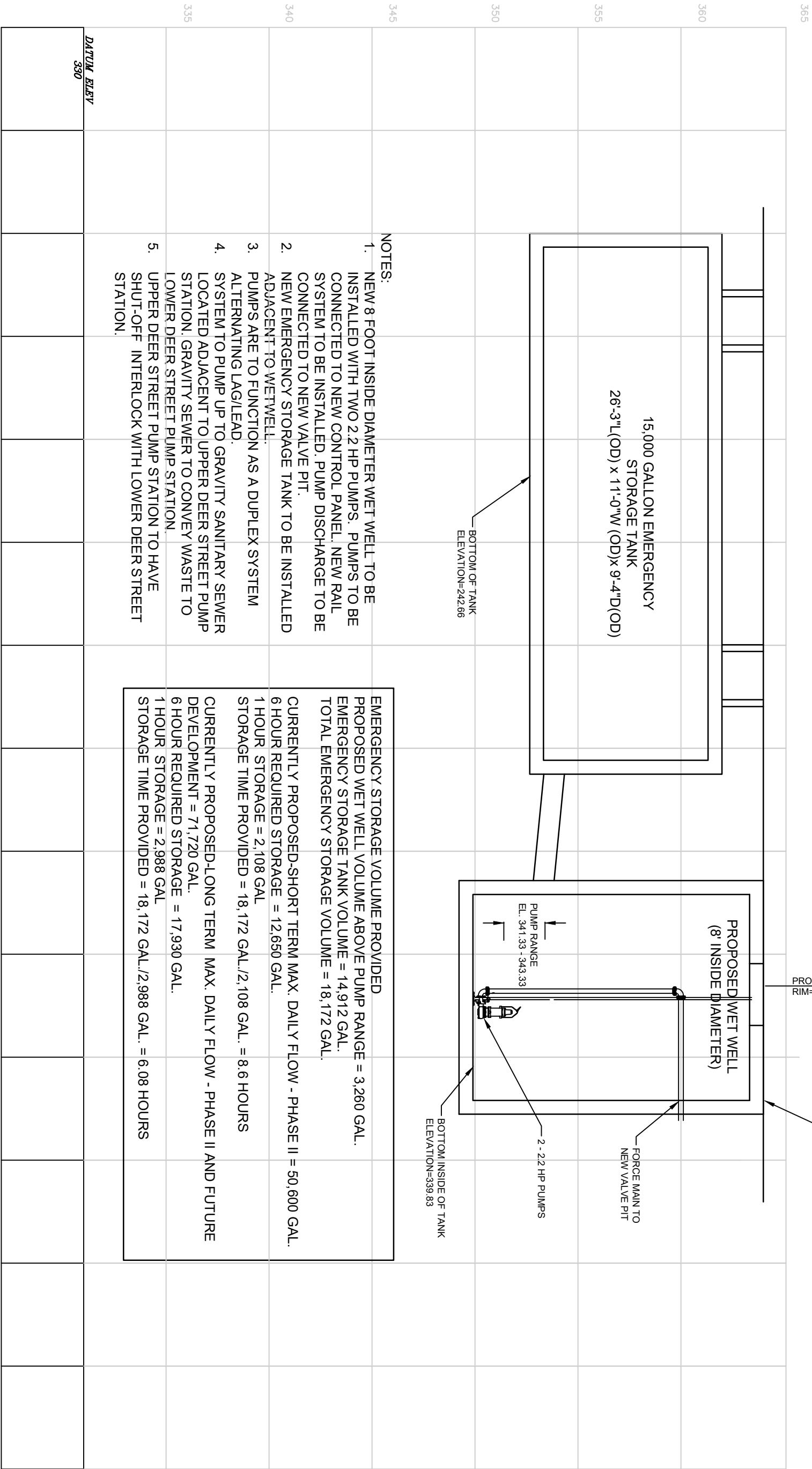


EXHIBIT B

SECTION THROUGH UPPER DEER STREET PROPOSED WET WELL PHASE II & FUTURE DEVELOPMENT

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REF:	
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CK BY:	WWP

STONE RIDGE

DEER STREET  
MILFORD, MA

JOB NO.: 19162.00

Sewer Design Flow Calculations

Project:

Project #:

Date:

Calc by:

Ckd by:

Stone Ridge

19162

3/12/2020

WWP

PG

Previously Approved

Design Flows				Pump Station Design				Peak GPM (Design Flow for Pump)	
Use	Quantity	Unit	Rate	GPD	Hours Op.	Adj. Flow	Peak Factor		Peak GPD
Restaurant Depot	63,085	sq. ft.	50 per 1000 sq. ft.	3,154	12	6,309	3.0		18,926
Residences	383	bedrooms	110 per bedroom	42,130	18	56,173	4.0		224,693
Future Office 1	90,000	sq. ft.	75 per 1000 sq. ft.	6,750	12	13,500	3.0		40,500
Future Office 2	295,000	sq. ft.	75 per 1000 sq. ft.	22,125	12	44,250	3.0		132,750
Total				74,159				416,869	

^currently approved flow

Currently Proposed - Short Term

Design Flows				Pump Station Design					
Use	Quantity	Unit	Rate	GPD	Hours Op.	Adj. Flow	Peak Factor	Peak GPD	Peak GPM
Restaurant Depot	63,085	sq. ft.	50 per 1000 sq. ft.	3,154	12	6,309	3.0	18,926	13
Residences - Phase I	383	bedrooms	110 per bedroom	42,130	18	56,173	4.0	224,693	156
Residences - Phase II	460	bedrooms	110 per bedroom	50,600	18	67,467	4.0	269,867	187
Total				95,884				513,486	357

Currently Proposed - Long Term

Design Flows				Pump Station Design					
Use	Quantity	Unit	Rate	GPD	Hours Op.	Adj. Flow	Peak Factor	Peak GPD	Peak GPM
Restaurant Depot	63,085	sq. ft.	50 per 1000 sq. ft.	3,154	12	6,309	3.0	18,926	13
Residences - Phase I	383	bedrooms	110 per bedroom	42,130	18	56,173	4.0	224,693	156
Residences - Phase II	460	bedrooms	110 per bedroom	50,600	18	67,467	4.0	269,867	187
Future Development		conceptual design flow		21,120		conceptual peak GPD		112,640	78
Total				117,004				626,126	435



Exhibit 2 - Technical Report by SMMA dated March 13, 2020





# Residences at Stone Ridge - Phase II

Milford, MA

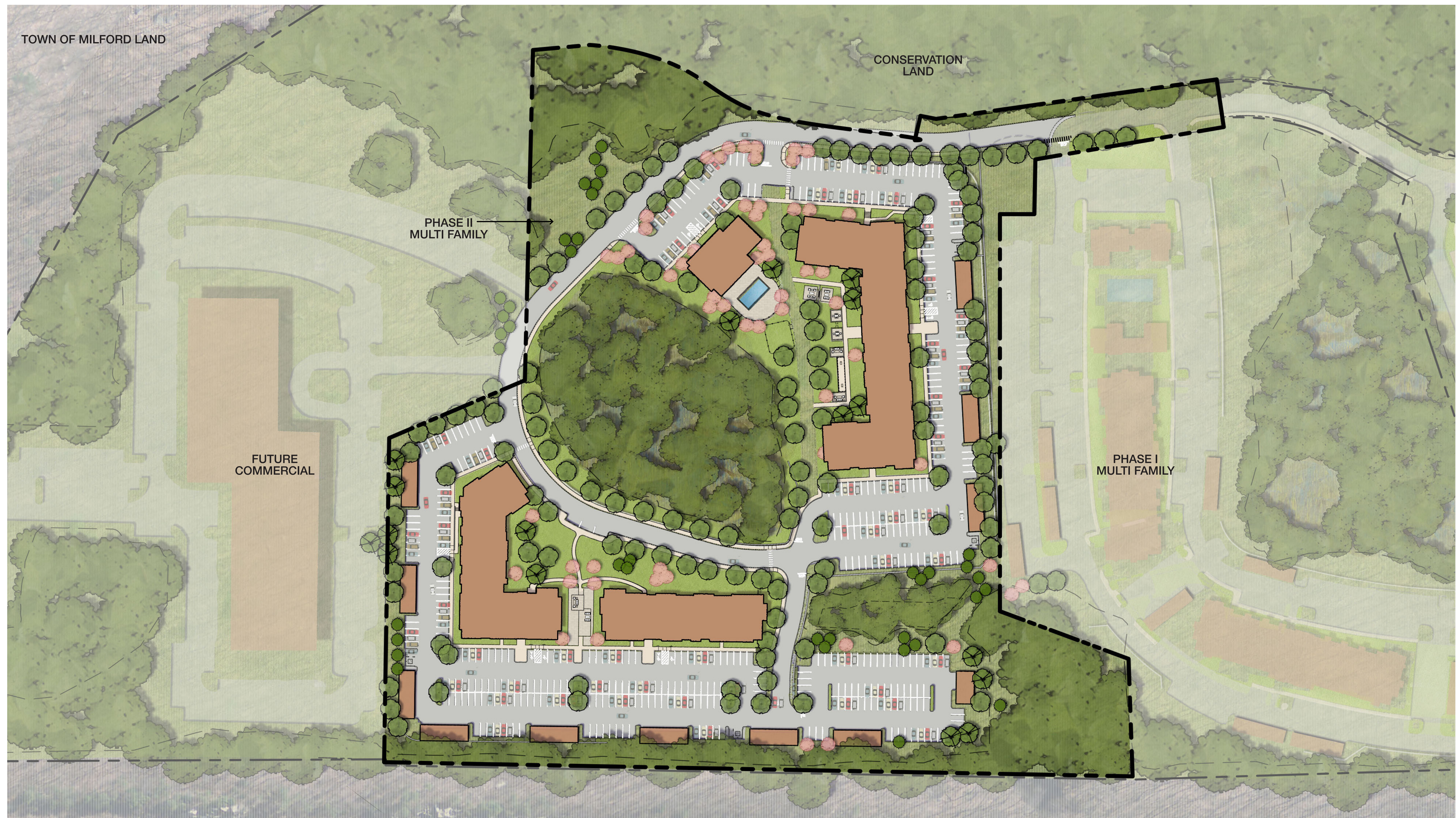
Current Proposed Site Plan

03.13.2020



SMMA





# Residences at Stone Ridge - Phase II

Milford, MA

Current Proposed Site Plan

03.13.2020



SMMA



## The Residences at Stone Ridge – Phase II



Exhibit 3 - Architectural drawings including unit plans by Cube 3 architects dated March 13, 2020

BUILDING 1 SUMMARY		BUILDING 2 SUMMARY		BUILDING 2 SUMMARY		PROJECT SUMMARY	
	CALCS		CALCS		CALCS		CALCS
GROUND FLOOR	30,360	GROUND FLOOR	14,350	GROUND FLOOR	20,275		
TYPICAL FLOOR (2-5)	30,360	TYPICAL FLOOR (2-5)	14,350	TYPICAL FLOOR (2-5)	20,275		
TOTAL RESIDENTIAL NRSF	131,380	TOTAL RESIDENTIAL NRSF	62,770	TOTAL RESIDENTIAL NRSF	88,210	TOTAL RESIDENTIAL NRSF	282,360
TOTAL RESIDENTIAL GSF	151,800	TOTAL RESIDENTIAL GSF	71,750	TOTAL RESIDENTIAL GSF	101,375	TOTAL RESIDENTIAL GSF	324,925

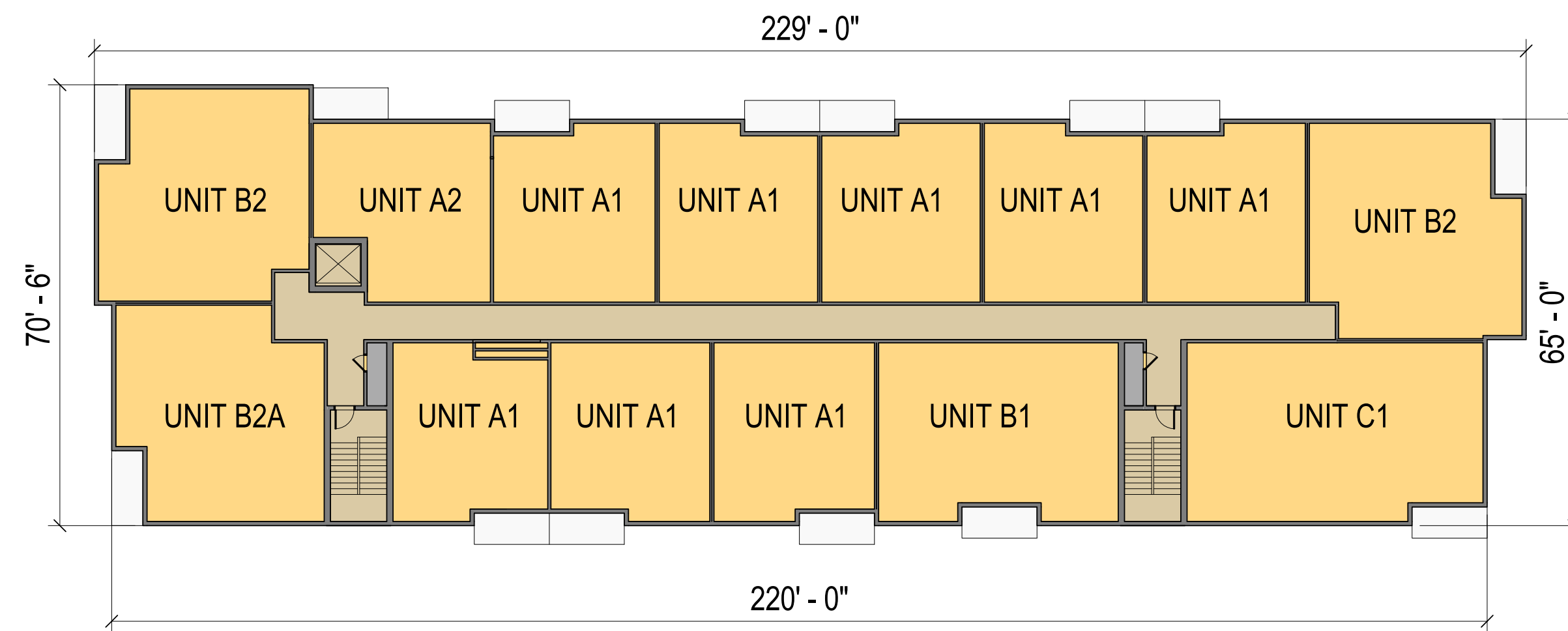




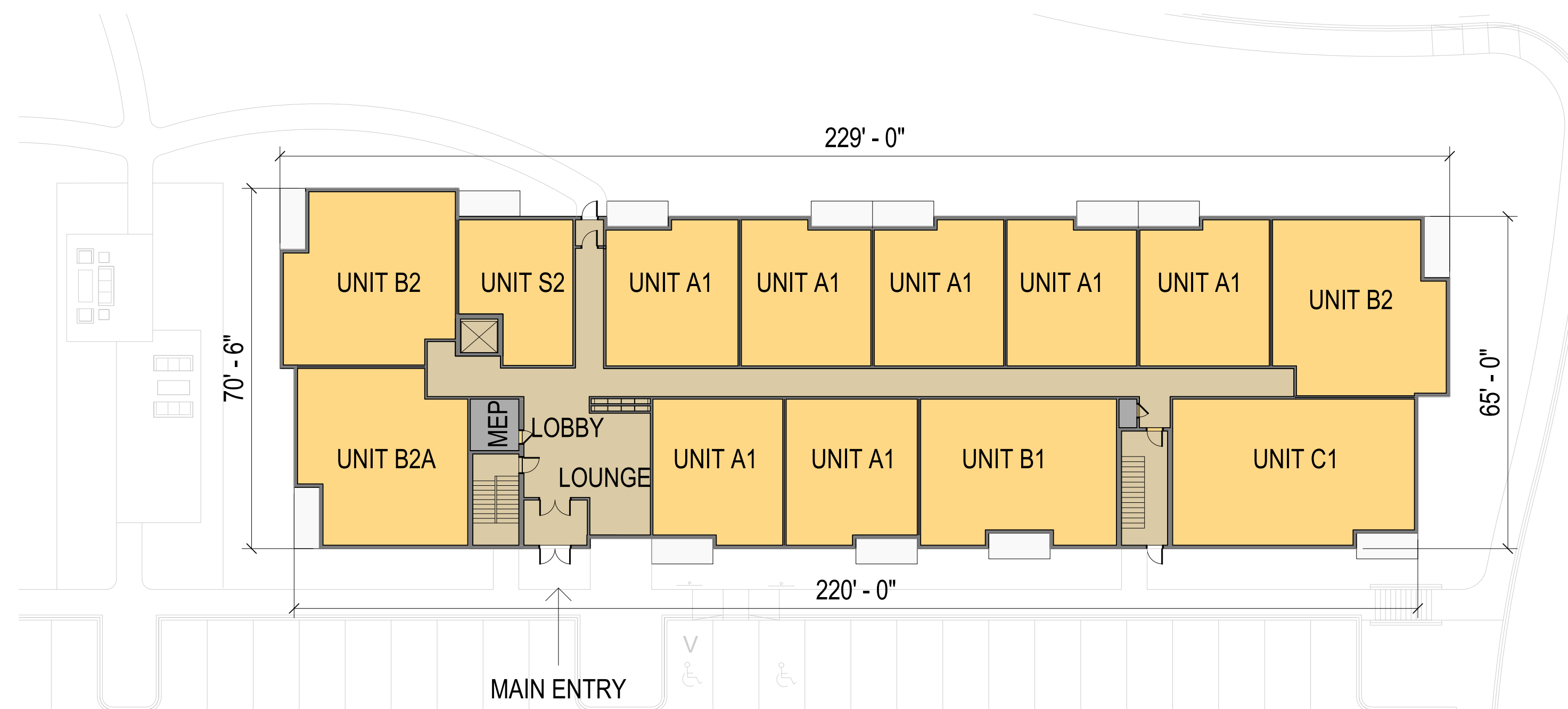


BUILDING 2							
P1	P2	P3	P4	P5	TOTAL UNITS	TOTAL NRSF	UNIT MIX
0	0	0	0	0	0	0	0%
1	0	0	0	0	1	575	1%
1	0	0	0	0	1	575	1%
7	8	8	8	8	39	29,250	57%
0	1	1	1	1	4	3,020	6%
7	9	9	9	9	43	32,270	62%
1	1	1	1	1	5	5,825	7%
2	2	2	2	2	10	11,500	14%
1	1	1	1	1	5	5,650	7%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
0	0	0	0	0	0	0	0%
4	4	4	4	4	20	22,975	29%
1	1	1	1	1	5	6,950	7%
0	0	0	0	0	0	0	0%
1	1	1	1	1	5	6,950	7%
13	14	14	14	14	69	62,770	100%

BUILDING 2 SUMMARY	CALCS
GROUND FLOOR	14,350
TYPICAL FLOOR (2-5)	14,350
TOTAL RESIDENTIAL NRSF	62,770
TOTAL RESIDENTIAL GSF	71,750



P2 - Second Floor - Building 2  
1" = 20'-0"



P1 - First Floor - Building 2

Residence at  
Stone Ridge  
Phase II  
Milford, MA

The Gutierrez  
Company

200 Summit Drive,  
Burlington, MA

Comprehensive  
Permit Set

NOT FOR  
CONSTRUCTION

ing by:	ST
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ng scale:	1" = 20'-0"
ng date:	13 March 2020
ct number:	19237.00

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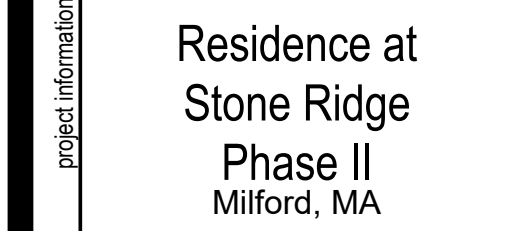
## Building 2 Floor Plans

A-102









100 Summit Drive,  
Burlington, MA

NOT FOR  
CONSTRUCTION

g checked by: NG

g date: 13 March 2020

g revisions:







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MASSACHUSETTS



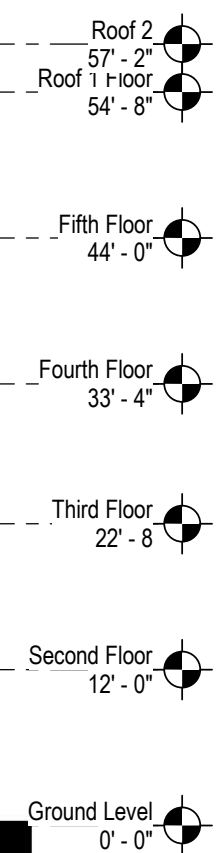
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## Summary

-200

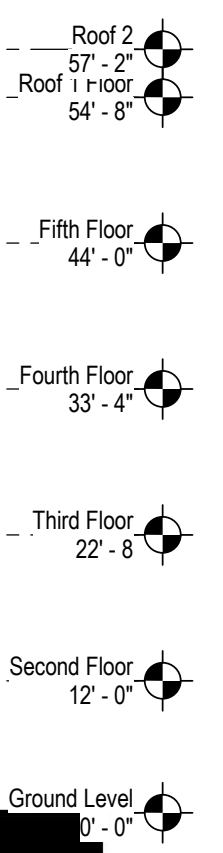
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1/16" = 1'-0"

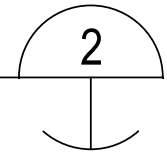

$$1/16'' = 1'-0''$$


## A-201

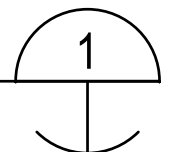




Building 2 - West Elevation  
1/16" = 1'-0"



Building 2 - South Elevation



Residence at  
Stone Ridge  
Phase II  
Milford, MA

The Gutierrez  
Company

200 Summit Drive,  
Burlington, MA

## Comprehensive Permit Set

NOT FOR  
CONSTRUCTION

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drawing checked by:	NG
drawing scale:	1/16" = 1'-0"
drawing date:	13 March 2020
project number:	19237.00

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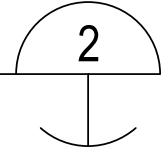
## Building 2 Elevations

A-202

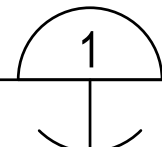




Building 3 - North Elevation  
1/16" = 1'-0"



**Building 3 - West Elevation**  
1/16" = 1'-0"



Residence at  
Stone Ridge  
Phase II  
Milford, MA

The Gutierrez  
Company

200 Summit Drive,  
Burlington, MA

## Comprehensive Permit Set

NOT FOR  
CONSTRUCTION

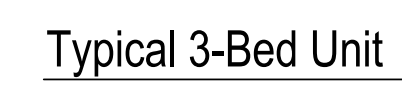
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drawing date:	13 March 2020
project number:	19237.00

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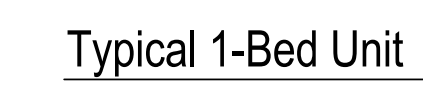
### Building 3 Elevations

A-203

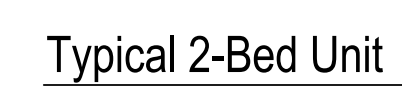




△



2



20



1

**A-401**





Exhibit 4 - Traffic Report by TEC, Inc. dated March 16, 2020

## MEMORANDUM

**TO:** Israel Lopez, Managing Director of  
Development  
The Gutierrez Company  
200 Wheeler Road  
Burlington, Massachusetts 01803

**DATE:** March 16, 2020

**FROM:** Elizabeth Oltman, PE

**RE:** Stone Ridge Development, Milford, MA  
Change in Use – Apartment Units



**PROJECT NO.:** T0718.02

*Elizabeth Oltman*  
3/16/2020

TEC, Inc. (TEC) has been retained by The Gutierrez Company (the "Proponent") to evaluate the traffic generation for a proposed 296-unit apartment project (the "Project") at the Stone Ridge Development (EOEEA #14127), located along Deer Street, adjacent to the west side of Cedar Street, north of I-495, in Milford, Massachusetts. The Project is part of the permitted Stone Ridge Development that received a Section 61 Finding from the Massachusetts Department of Transportation (MassDOT), following statewide review as part of the Massachusetts Environmental Policy Act (MEPA) process, on March 6, 2009.

The Stone Ridge Development was originally permitted as an office park. The proposed traffic mitigation measures outlined in the MassDOT Section 61 Finding were associated with four distinct development phases based on levels of office square footage to be implemented as the office park was built out. However, the building program has changed significantly, and no office space has been built to date. The Stone Ridge Development currently consists of a 63,000 square foot (SF) Restaurant Depot facility and a recently approved 242-unit apartment complex (the "Phase I Apartments").

As with the prior approved building program modifications, the currently proposed 296-unit Project will replace previously approved office space within the development site. This memorandum provides an evaluation of the traffic volume from the proposed 296-unit Project in comparison to the traffic generation and mitigation measures of the original MassDOT Section 61 Finding.

The significant changes in the building program since the approval of the 2009 MassDOT Section 61 Finding have led to the previously approved office building phases now being primarily used to determine the traffic generation volumes associated with the mitigation measures assigned to each development phase. Table 1 details the traffic generation associated with each phase of development per the four phases established in the Section 61 Finding. These volumes are based on data found within the Institute of Transportation Engineers (ITE) publication *Trip Generation, 7<sup>th</sup> Edition* for Land Use Code (LUC) 710 – General Office Building. This edition was in use during original permitting and approval of the Stone Ridge Development.

**Table 1 – Stone Ridge Development Trip Generation Thresholds by Phase**

	<u>Weekday Daily Trips</u>	<u>Weekday Morning Peak Hour</u>	<u>Weekday Evening Peak Hour</u>
Phase I	1,825	259	247
Phase II	3,423	499	460
Phase III	4,248	625	583
Phase IV	5,470	815	775

At full buildout, the Stone Ridge Development was approved for a total of 5,470 daily trips with 815 weekday morning peak hour trips and 775 weekday evening peak hour trips generated from 625,000 SF of office space.

### **Approved Development**

The site generated traffic volumes for the 63,000 SF Restaurant Depot were obtained from Automatic Traffic Recorder counts conducted along Deer Street between Wednesday, September 25, 2019 and Saturday, September 28, 2019. These counts were used to calculate the actual traffic volumes generated by the Restaurant Depot, rather than continuing to use empirical data from the original planning documents for this land use. The site generated traffic volumes for the subsequently approved apartments were obtained from the Request to Modify an Access Permit, prepared by TEC<sup>1</sup>.

The data in the table below provides a comparison of the trip generation associated with the existing two uses at the site (the Restaurant Depot and the Phase I Apartments) with the Phase I Section 61 thresholds.

<sup>1</sup> Request to Modify an Access Permit – Stone Ridge Development, Milford, Massachusetts, TEC, May 6, 2019.



**Table 2 – Stone Ridge Development Existing Trip Generation**

<b>Time Period</b>	<b>Phase I Threshold</b>	<b>Restaurant Depot Actual Trips</b>	<b>Phase I Apartment Projected Trips</b>	<b>Total Development to date (RD+ Phase I Apts)</b>	<b>% Difference</b>
<i>Weekday Daily</i>	1,825	809	1,317	2,126	+16%
<i>Weekday Morning</i>					
IN	228	28	21	49	
OUT	<u>31</u>	<u>29</u>	<u>60</u>	<u>89</u>	
<b>TOTAL</b>	259	57	81	138	-47%
<i>Weekday Evening</i>					
IN	42	28	63	91	
OUT	<u>205</u>	<u>42</u>	<u>40</u>	<u>82</u>	
<b>TOTAL</b>	247	70	103	173	-30%

A review of Table 2 indicates that the existing uses, while generating slightly more total daily trips (16% more), generate less peak hour trips both in the morning peak hour (47% less) and evening (30% less) than the mitigation threshold in the Section 61 Finding for Phase I.

The Phase I traffic improvements within the Section 61 Finding included widening the Cedar Street (Route 85) northbound approach at Deer Street to provide an exclusive left turn lane and a through lane and widening the Deer Street approach to provide an exclusive left turn lane and an exclusive right turn lane. Construction of these improvements are complete. Additional improvements associated with Phase I include investigating signal timing changes at the intersection of Cedar Street / Route 495 Northbound Ramps. No modification to the signal timings were required with approval of the Cedar Street (Route 85) improvements under MassDOT Permit Number 3-2017-0312.

### **296 Apartment Units Trip Generation**

The Project proposed includes the construction of 296 apartment units ("Phase II Apartments"). Trips for the proposed 296-unit Project were calculated based upon standard trip equations published in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 10<sup>th</sup> Edition* for Land Use Code (LUC) 221 – Multi-family Housing (Mid-Rise). The detailed trip generation calculation worksheets are attached.

Stone Ridge Development  
Change in Use  
March 16, 2020  
Page 4 of 6

The data in Table 3 below provides a comparison of the trip generation associated with the previously approved Phase I and Phase II of the Stone Ridge Development as defined within the MassDOT Section 61 finding and the sum of the trips anticipated to be generated by the Restaurant Depot, the previously approved Phase I Apartments and the proposed 296-unit Project.

**Table 3 – Stone Ridge Development Trip Generation Comparison – 296 Units**

<b>Time Period</b>	<b>296 Apartment Units</b>	<b>Phase I Threshold</b>	<b>Total Development (RD+ Phase I Apts+ Phase II Apts)</b>	<b>% Difference</b>	<b>Phase II Threshold</b>	<b>Total Development (RD+ Phase I Apts+ Phase II Apts)</b>	<b>% Difference</b>
<i>Weekday Daily</i>	1,611	1,825	3,737	104%	3,423	3,737	+9%
<i>Weekday Morning</i>							
IN	26	228	75		439	75	
OUT	<u>73</u>	<u>31</u>	<u>162</u>		<u>60</u>	<u>162</u>	
<b>TOTAL</b>	99	259	237	-9%	499	237	-53%
<i>Weekday Evening</i>							
IN	77	42	168		78	168	
OUT	<u>49</u>	<u>205</u>	<u>131</u>		<u>382</u>	<u>131</u>	
<b>TOTAL</b>	126	247	299	+21%	460	299	-35%

<sup>a</sup> Based on 150,000 SF Office – LUC 710 – Trip Generation, 7<sup>th</sup> Edition (Edition used during original permitting)

A review of Table 3 above indicates that the addition of the daily trips generated by the 296-unit Project to the daily trips generated by the previously approved existing uses is greater than the originally permitted weekday daily Phase I traffic volumes. The weekday daily trips generated by the total proposed development are approximately twice the original traffic volumes approved within the Section 61 Findings. The total morning volumes are approximately 9% less than the originally permitted Phase I traffic volumes. However the total evening volumes are approximately 20% higher than originally permitted.

When compared to the permitted Phase II traffic volumes, the weekday morning peak hour volumes for the total proposed development are 53% less than originally approved for Phase II and the evening peak hour volumes are 35% less than originally approved, while the total daily trips are only 9% greater than originally approved.

The Proponent has already implemented the Phase I traffic mitigation measures. Given that the addition of the proposed 296-unit apartment Project creates traffic volumes that exceed the Phase



I threshold but are significantly less than the Phase II threshold, the mitigation measures outlined in the Section 61 Finding to be implemented for Phase II traffic volumes should be reviewed for appropriateness.

The capacity analyses that are critical in determining the operational impact of the site traffic are calculated during the weekday and morning and evening peak commuter hours. TEC maintains that the proposed 296-unit Project, along with the Restaurant Depot and Phase I Apartments trips, remain at or below the Phase II peak hour traffic volumes approved within the Section 61 Findings. Therefore, any mitigation required subsequent to Phase II is not warranted with the proposed development scenario.

### **Phase II Improvements and Recommendations**

With the development of the 296-unit Project, some Phase II mitigation subsequent to Phase I will be warranted. The following outlines the Phase II mitigation within the Section 61 Finding and TEC's recommendations regarding each study area intersection:

#### **Route 85 (Cedar Street) / Deer Street**

No specific mitigation is required at this intersection in Phase II.

#### **Route 85 (Cedar Street) / I-495 Northbound Ramps**

Investigation of potential traffic signal timing modifications are required as part of the Phase II mitigation at this intersection. TEC recommends an evaluation of the current and future operations of this intersection with the proposed 296-unit Project to determine whether traffic signal modifications are necessary. This intersection is under MassDOT jurisdiction.

#### **Route 85 (Cedar Street) / I-495 Southbound Ramps**

Investigation of potential geometric modifications are required as part of the Phase II mitigation at this intersection. While the projected total daily trips generated from the proposed 296-unit Project will trigger the Phase II trip generation thresholds, the morning and evening peak hour trip generation is approximately 53% less and 35% less than the Phase II approved trip generation, respectively. This is detailed in Table 3. TEC notes that with this lower level of peak hour traffic, a roundabout at the intersection may not be warranted, and other measures, such as signalization, may provide more appropriate improvements to the operation of this intersection. TEC recommends an evaluation of the current and future operations of this intersection with the current unsignalized traffic control and geometry in order to assess such potential improvements. This intersection is under MassDOT jurisdiction.

**Route 85 (Cedar Street) / Fortune Boulevard / Dilla Street**

Mitigation at this intersection includes the commitment to provide an evaluation of traffic signal timings post-occupancy of each development Phase. TEC recommends a post-occupancy evaluation of the operation of this intersection to determine whether traffic signal modifications may be necessary with the full occupation of the 296-unit Project. This intersection is under the Town of Milford jurisdiction.

**Route 85 (Cedar Street) / East Main Street (Route 16)**

Mitigation at this intersection includes the commitment to provide an evaluation of traffic signal timings post-occupancy of each development Phase. TEC recommends a post occupancy evaluation of the operation of this intersection to determine whether traffic signal modifications may be necessary with the full occupation of the 296-unit Project. This intersection is under the Town of Milford jurisdiction.

**Dilla Street / Purchase Street**

Mitigation at this intersection includes the commitment to provide an evaluation of traffic signal timings post-occupancy of each development Phase. TEC recommends a post occupancy evaluation of the operation of this intersection to determine whether traffic signal modifications may be necessary with the full occupation of the 296-unit Project. This intersection is under the Town of Milford jurisdiction.



# Multifamily Housing (Mid-Rise) (221)

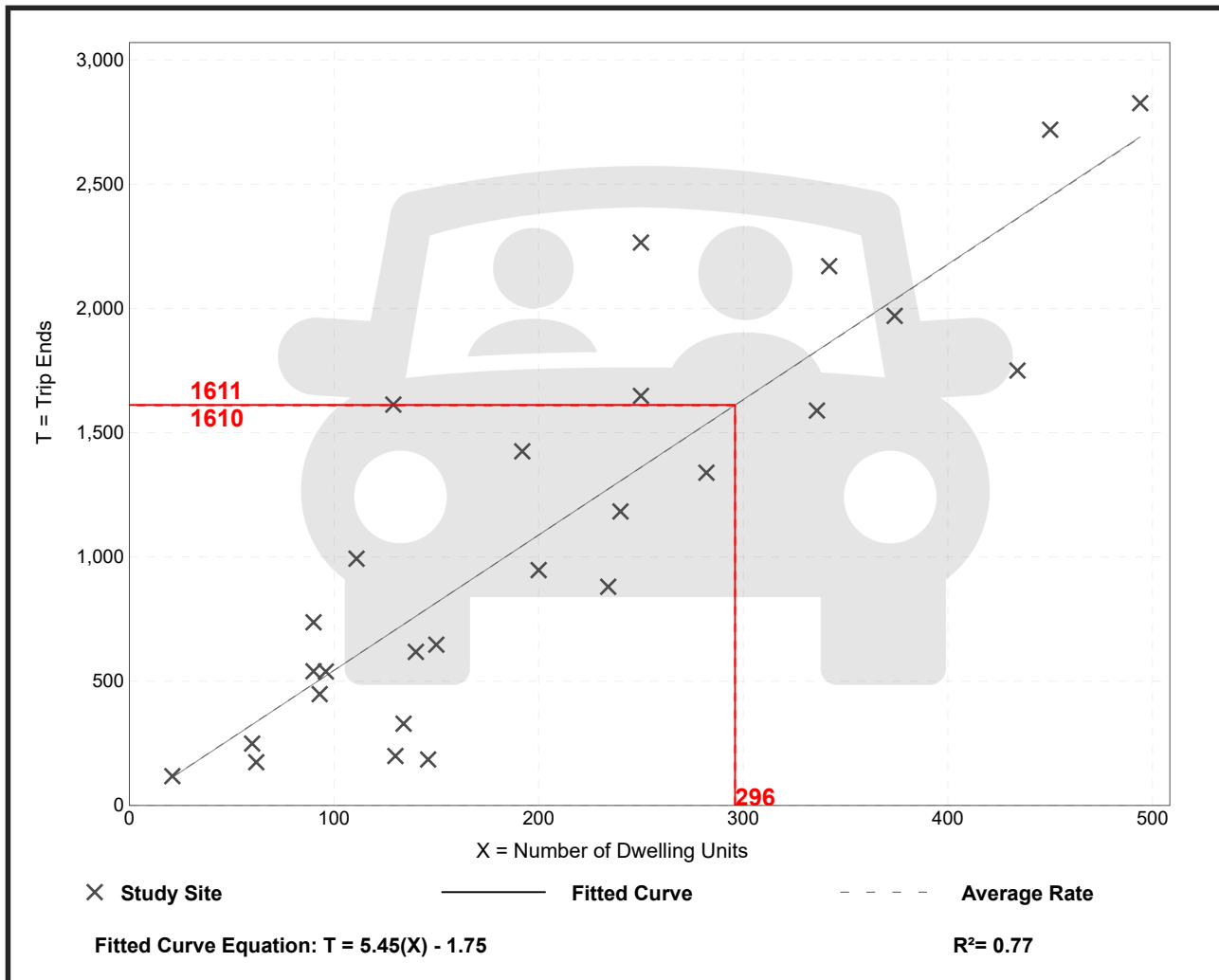
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 27  
Avg. Num. of Dwelling Units: 205  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
5.44	1.27 - 12.50	2.03

## Data Plot and Equation



# Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 53

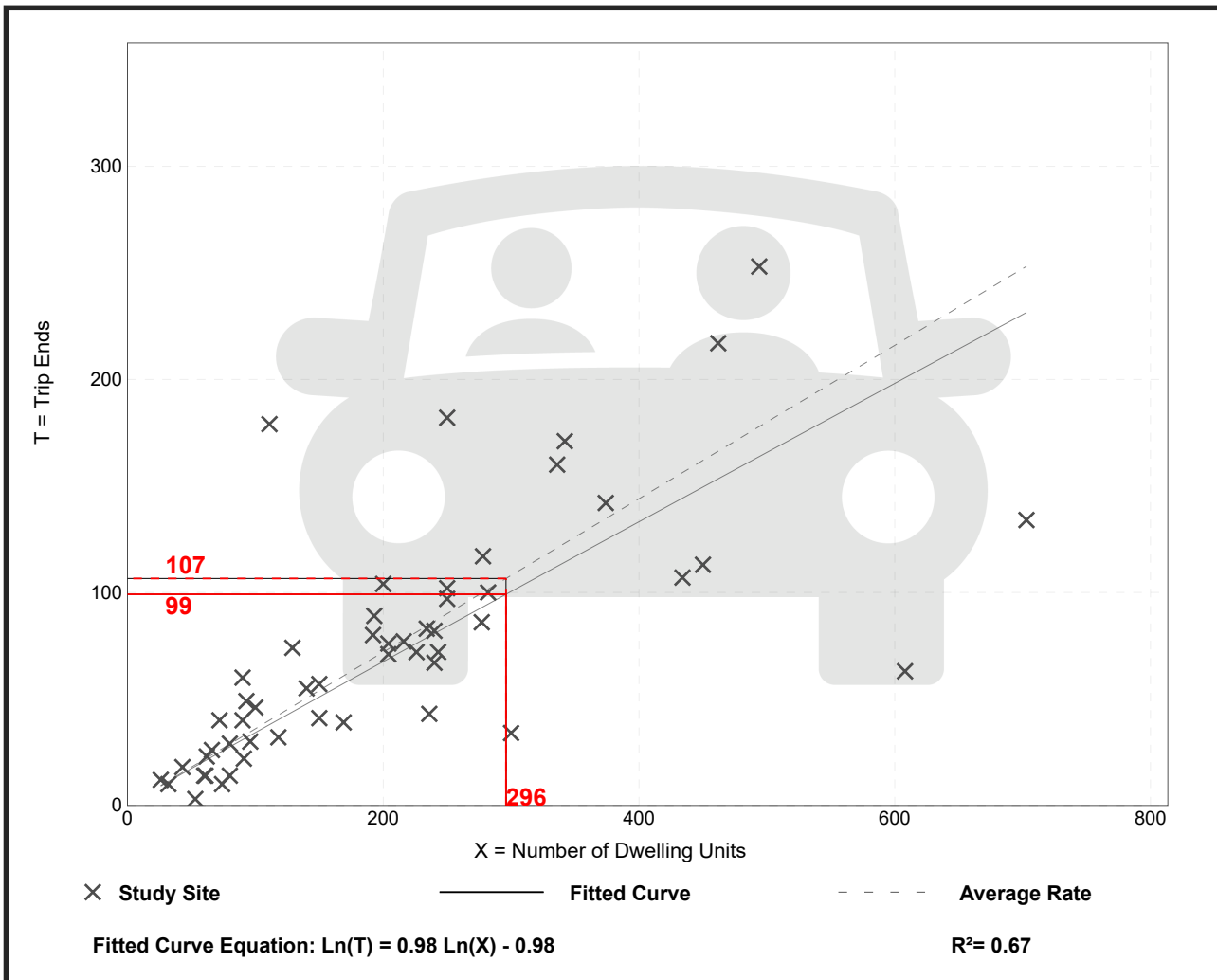
Avg. Num. of Dwelling Units: 207

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.06 - 1.61	0.19

## Data Plot and Equation





# Multifamily Housing (Mid-Rise) (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 60

Avg. Num. of Dwelling Units: 208

Directional Distribution: 61% entering, 39% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.44	0.15 - 1.11	0.19

## Data Plot and Equation

